



## For Sale - Land with Development Potential in Part

**Land At Park Road, Little Lever, Bolton, BL3 1DH**

**2.10 Acres (0.85 Hectares)**

- Available by informal tender, deadline for bids 12pm on the 29th October 2021.
- Majority of the land has been sold off on a long leasehold basis
- Part could be developed for residential use
- Located in an established residential area

## Description

The subject site provides a large freehold interest extending to 2.1 acres. Majority of the site has been sold off on a long leasehold basis to Great Places Housing Association who have 999 year lease with a ground rent payable of £1 per annum.

The remaining proportion of the site, offers the potential to be developed or retain as garden/recreational space. It is mainly open grassland with two areas offering the potential for a small development subject to the necessary planning consents.

## Location

The subject property is located in a popular Residential area along Park Road Little Lever. Situated in-between the Park Road Estate and Dove Bank. Park Road Connects on to Dove Bank Road and Radcliffe Road which in turn provides access to Little Lever Town Centre and Darcey Lever. The A(666) St Peters Way can be accessed within 1.3 mile drive.

## Accommodation

We have measured the site via Ordnance Survey (Promap) and understand the site to extend to 0.85 Hectares (2.1 Acres)

## Tenure

Freehold. Majority of the site has been sold off on a long leasehold basis on a 999 year at a ground rent payable of £1 per annum.

## Planning Use

Part of the land is suitable for residential or recreational use (subject to planning). It is recommended purchasers undertake their own enquiries with Bolton Planning department.

## Price

The client is seeking unconditional bids at a guide price of £50,000 - £60,000 which are not conditional on securing planning consent.

The property is to be sold via an informal tender process. A Tender form is available on request. The deadline for bids will be 12pm on the 29th October 2021.

As part of Bolton MBC's land disposal strategy a successful Purchaser will have to contribute 5% + VAT of the purchase price to the sellers costs subject to a minimum fee of £1,750 + VAT. Further information can be found on the tender form.

Our Client Bolton MBC are not obliged to accept the highest or indeed any offer.

## VAT

VAT is not applicable

## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE  
John Fletcher  
01204 221 030 - 07855773792  
[john.fletcher@fletchercre.co.uk](mailto:john.fletcher@fletchercre.co.uk)

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