



For Sale via Informal Tender

Land At Stoneclough Road, Kearsley, Bolton, BL4 8EL

0.2 Acres (0.08 Hectares)

- Located close to the A(666)
- Established Industrial Area
- Suitable for a variety of uses
- Deadline for Bids 12pm Friday 1st March 2024

Description

The subject site is a rectangular shaped parcel of land which appears to have been used as a carpark, it extends to 0.2 acres. The site will be sold with vacant possession, however, part of the site is currently occupied without the consent or agreement of the landowners Bolton MBC. They have been informed that they are to vacate the site immediately.

The trees and vegetation will not be able to be removed from the site until planning consent has been granted as part of any proposed development. The trees situated on the land may be subject to a TPO being placed on some of the trees, please see the plan below detailing the area which may be subject to the TPO further information can be provided upon request. The site provides a range of opportunities for a variety of occupiers and users.

Location

The subject site is located on the Stoneclough Road (A667) close to the junction with Bolton Road (A666) which is in close proximity to junction 3 of the M61 motorway and accessed via the junction at the A666 bypass. It also benefits from excellent transport links as the M61 and A666 connects to the local, regional and national road networks. The property is located in Kearsley which is circa 4 miles from Bolton Town Centre and within 8 miles of Manchester City Centre, it also in close proximity of Farnworth Town Centre.

Accommodation

We have measured the site via Ordnance Survey (Promap) and understand the car park extends to 0.08 Hectares (0.2 Acres)

Tenure

We would recommend you seek your own legal advice and carry out your own investigations in this regard.

Planning Use

The Land is currently used for parking. The site is suitable for a variety of uses. It is recommended purchasers undertake their own enquiries with Bolton Planning Department. Please note the sellers are only seeking unconditional bids they will not consider bids that are subject to planning.

Price

We are seeking unconditional bids at a guide price of £40,000 - £50,000 and are not conditional on planning. 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 1st March 2024.

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

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

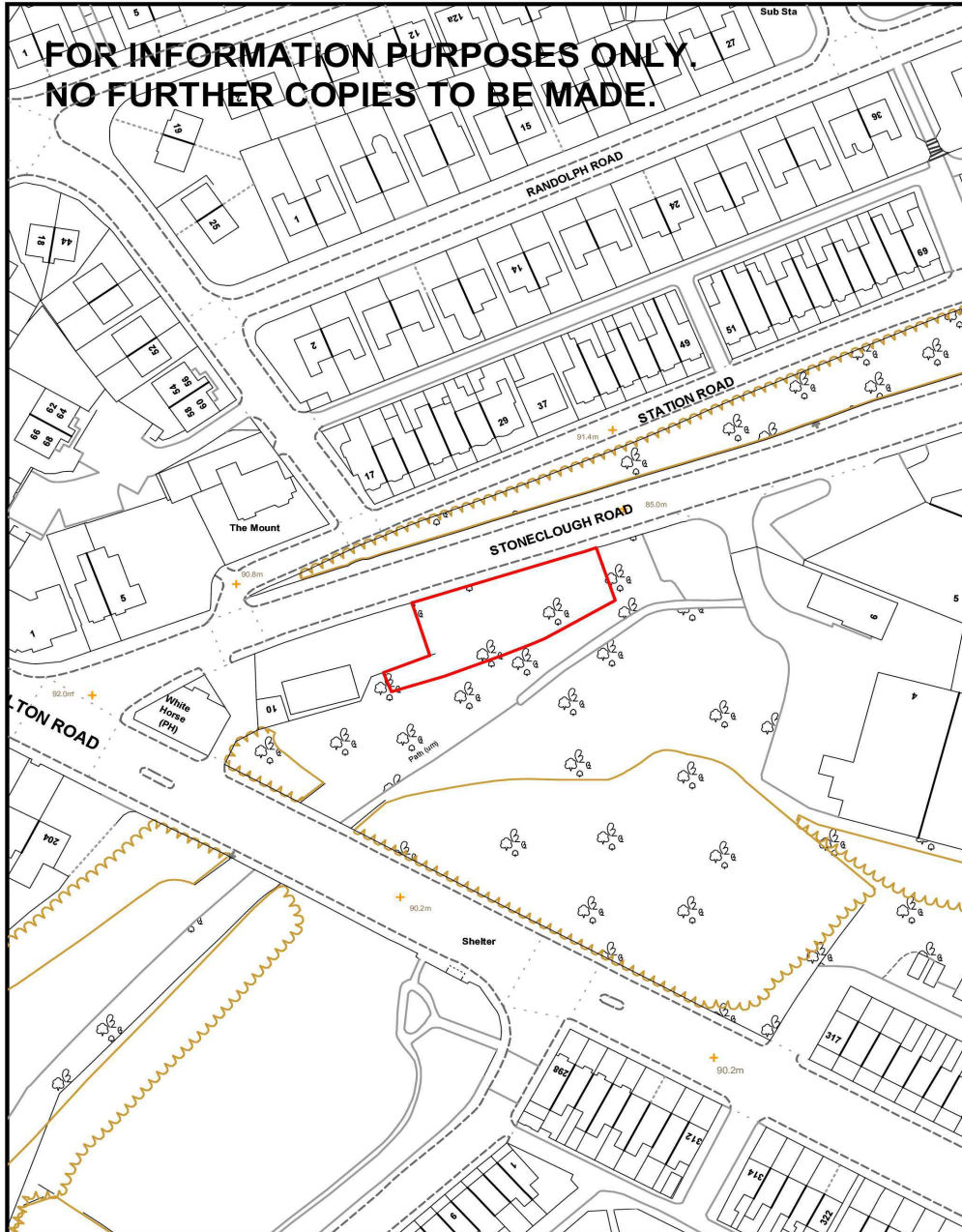
We understand the property was removed from the rating list. However, we advise all interested parties to undertake their own investigations in this regard.

Viewing


Viewing by way of appointment through the sole agent Fletcher CRE

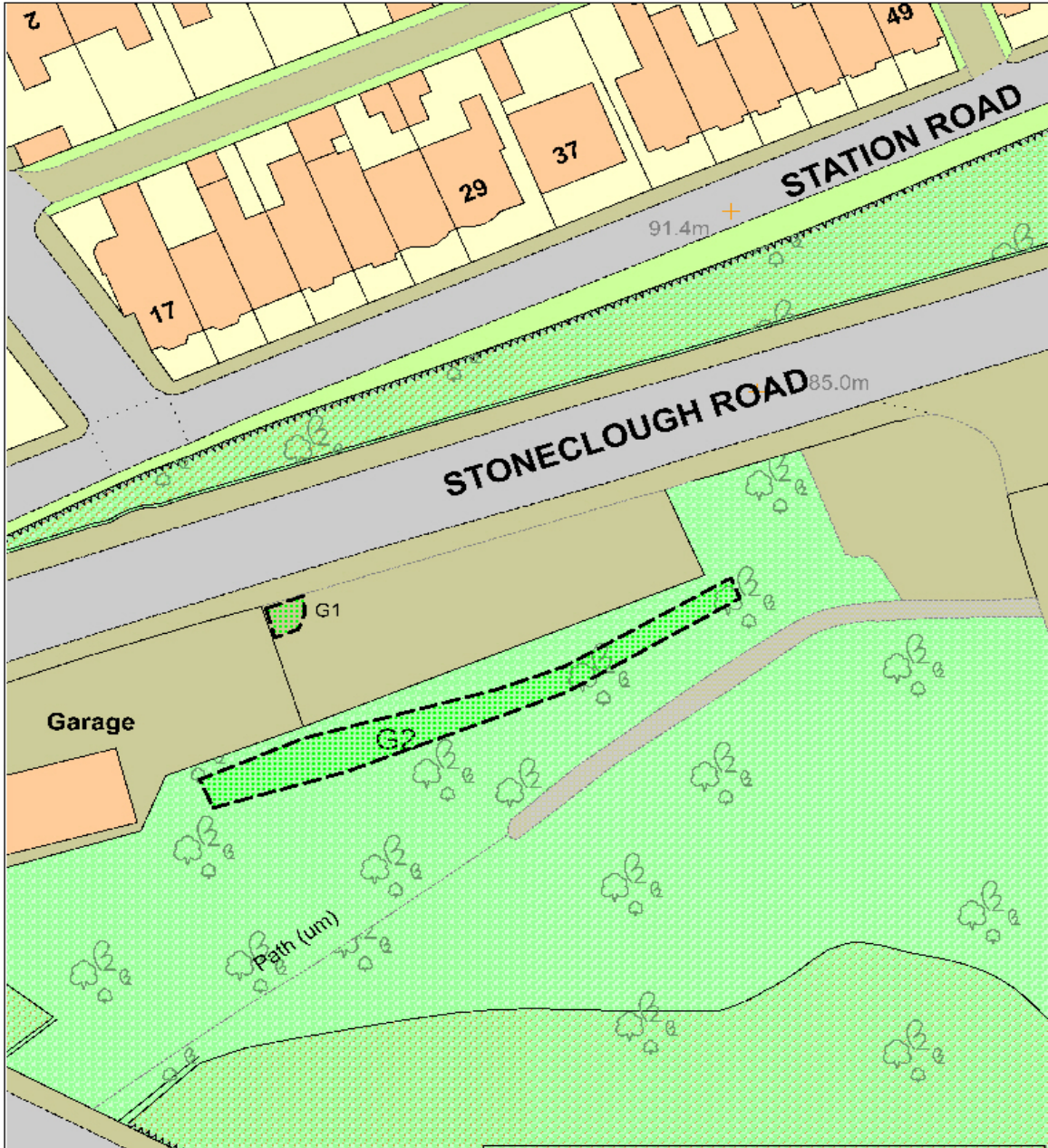
01204 221 030
info@fletchercre.co.uk

Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating to the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.



**FOR INFORMATION PURPOSES ONLY.
NO FURTHER COPIES TO BE MADE.**

STONECLOUGH ROAD KEARSLEY		Prepared by: JC	© Crown Copyright database rights 2018 0100019389
Area edged red: 0.07980 Ha		Asset Ref: 17530	
		Reference:	N ↑ scale 1:1250
		Date: 08/07/2020	
DEPARTMENT: PLACE		SECTION: ASSET MANAGEMENT	



BOLTON COUNCIL
TREES AND WOODLANDS
NEIGHBOURHOOD SERVICES
ELLESMERE HOUSE

STONECLOGH ROAD, KEARSLEY TPO

SCALE 1:500

@Crown Copyright and database rights 2020 0100019389