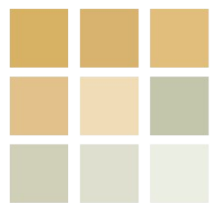




pearson
ferrier®



LAND & BUILDING ADJOINING 46 STUBBINS

Bury, BL0 0NL

Auction Guide £400,000

LAND & BUILDING

ADJOINING 46 STUBBINS

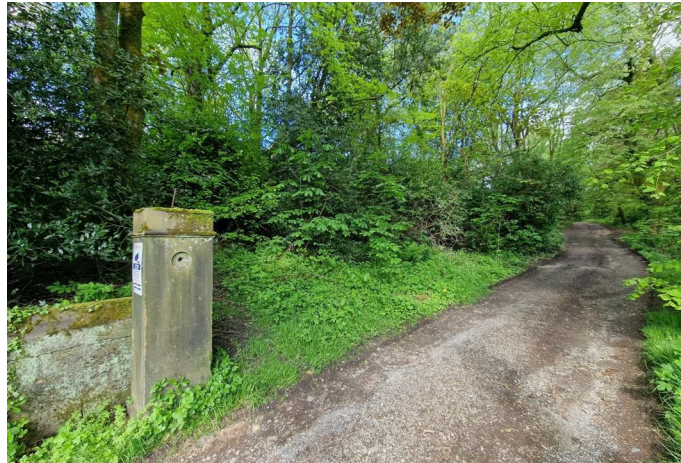
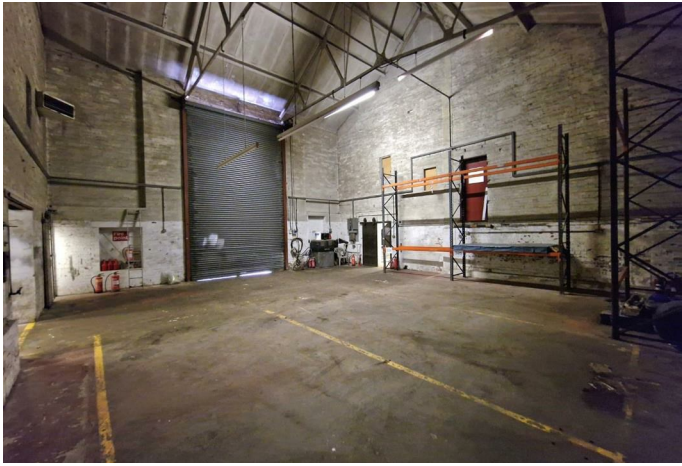
STREET

Property at a glance

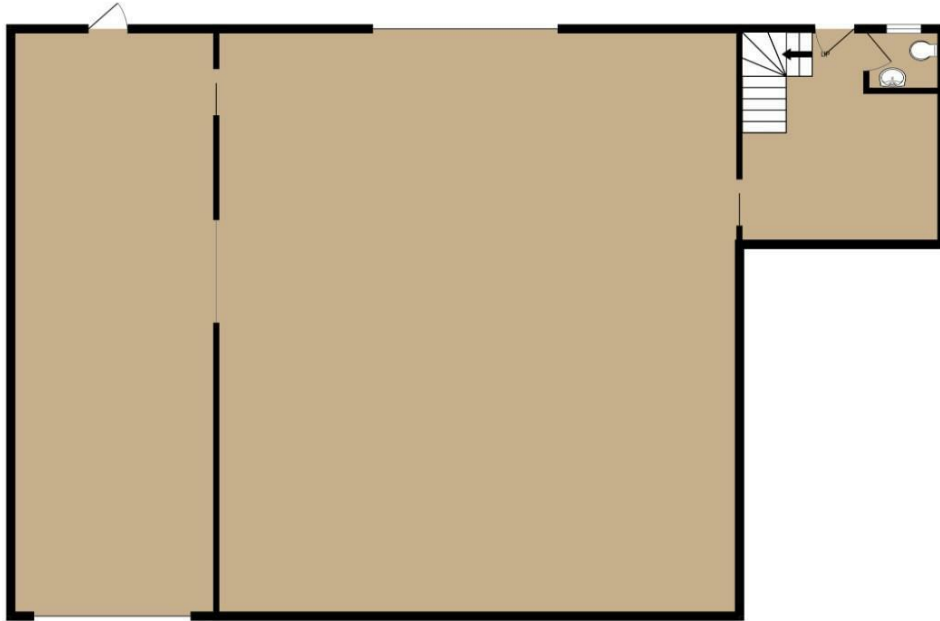
- SPACIOUS BUILDING (APPROX. 2,450 SQ FT) SITTING IN APPROX. 1/4 ACRE
- GUIDE PRICE £400,000 - £500,000
- WOULD SUIT DEVELOPMENT SUBJECT TO PLANNING
- COMMERCIAL BUILDING IDEAL FOR MULTIPLE USES

For sale via Pearson Ferrier Auctions starting Tuesday 9th July, bidding will be on the Pearson Ferrier website and you can register to bid now. A superb opportunity located on a quiet street in Stubbins, just on the outskirts of Ramsbottom. It comprises a spacious two storey building approx. 2,450 sq ft sitting in approx. 1/4 acre plot. The building currently has commercial use, with roller shutter entrance to both the front and rear (at 4m and 5m high). It could however be converted to single or multiple residential use subject to any planning permissions required. The property fronts on to Stubbins Street with a spacious side and rear plot which has vehicle access to the rear. Viewings are strongly recommended to appreciate the size and height of the building and the potential on offer. Please contact Pearson Ferrier on 0161 764 4440 to arrange a viewing, or view the video on the advert. Guide Price £400,000 - £500,000. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.

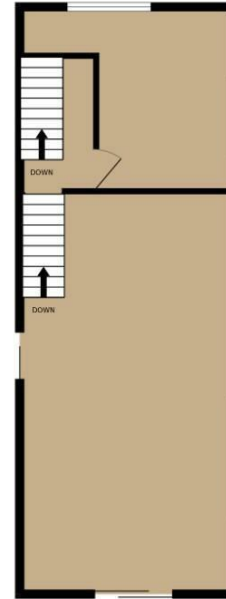




GROUND FLOOR
1933 sq.ft. (179.5 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 2451 sq.ft. (227.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92 plus	A			82 plus	A		
81-91	B			61-81	B		
69-80	C			40-60	C		
55-68	D			20-39	D		
49-54	E			10-19	E		
39-48	F			1-9	F		
1-38	G			1-9	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.