



LAND LYING ON THE EAST SIDE OF LADYSHORE

Bolton, BL3 1LB

Auction Guide £150,000

LAND LYING ON THE EAST SIDE OF LADYSHORE ROAD

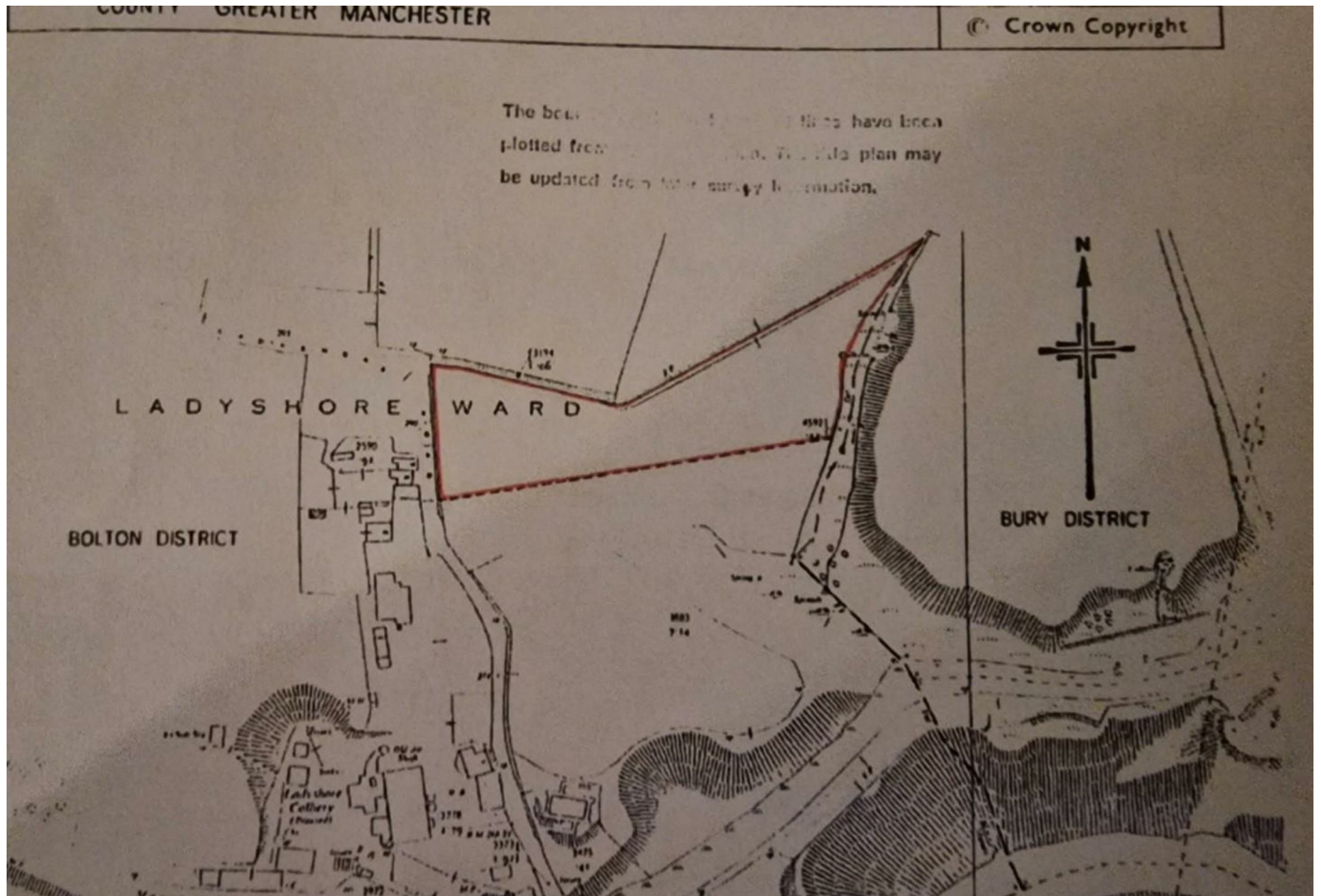
Property at a glance

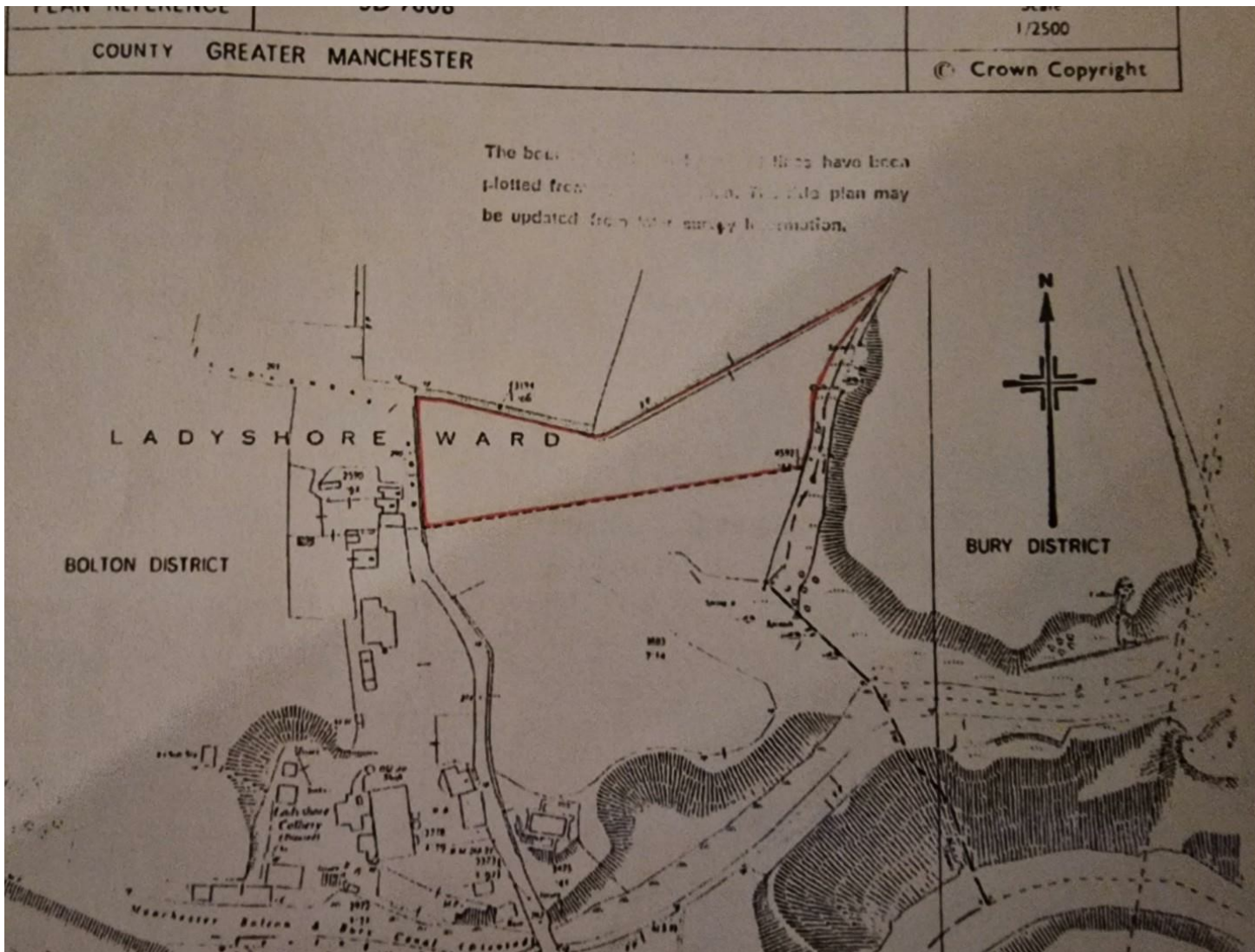
- GUIDE PRICE £150,000 - £175,000
- APPROX. 2 ACRES OF LAND (NOT FORMALLY MEASURED)

For sale via Pearson Ferrier Auctions starting Tuesday 10th September, bidding will be on the Pearson Ferrier website and you can register to bid now. A parcel of land located in Little Lever which is approx. 2 acres (not formally measured, buyers are advised to make their own enquiries to the exact size). The land is accessed from Ladyshore Road with one of the sides bordering on to Churchill Drive. It is in a semi rural location and is just over one mile to the centre of Little Lever. The greenbelt land has been used for equestrian use and any enquiries regarding future use, or planning should be directed to Bolton MBC.

Accompanied viewings are available for the land, please contact the team on 0161 764 4440. Auction guide price £150,000 - £175,000. 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.







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower energy costs				Very environmentally friendly - lower CO ₂ emissions			
92 plus	A			92 plus	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
49-54	E			49-54	E		
45-48	F			45-48	F		
1-44	G			1-44	G		
Not energy efficient - higher energy 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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