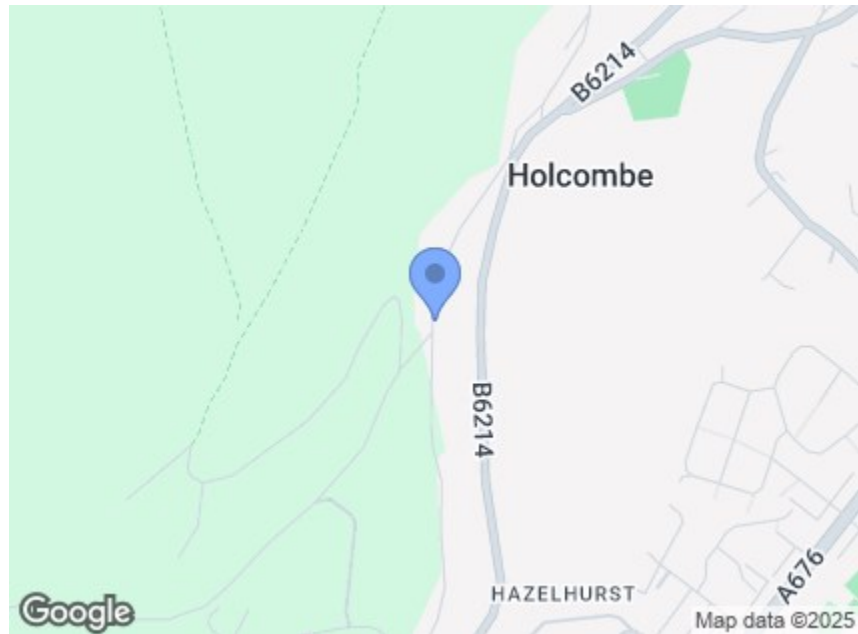


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Directions

Postcode - BL8 4LY What three words -
///increases.slurs.anchors

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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www.charleslouishomes.co.uk



Land Cross Lane

Holcombe, Bury, BL8 4LY

£185,000



- Approx. 3.6 acres of land located on Cross Street
- Versatile potential for a variety of uses (subject to planning consent)
- Close to surrounding residential areas
- Attractive opportunity for buyers seeking space, location, and long-term value
- Situated in a sought-after and accessible position
- Convenient access to local amenities and transport links
- Suitable for agricultural, equestrian, leisure, or potential development purposes

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Land Cross Lane

Holcombe, Bury, BL8 4LY

Land for Sale – Approx. 3.6 Acres, Cross Street

An excellent opportunity to acquire approximately 3.6 acres of land in a conservation area, located on Cross Street in a sought-after and accessible position. Full functioning toilet onsite with waste treatment plant. The site offers versatile potential for a variety of uses, subject to the necessary planning consents, and benefits from convenient access to local amenities, transport links, and surrounding residential areas.

Whether considered for agricultural, equestrian, leisure, or potential future development purposes, this parcel of land presents an attractive prospect for buyers seeking space, location, and long-term value.

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