

Land lying to the South West side of Taylors Lane,  
Wigan WN3 4TZ

**Auction Guide Price £75,000 - £100,000**



**LOT**

auction agent

## THE PROPERTY

- Attractive Coarse Fishery  
Set Within 12 Acres

- Future Development  
Potential



## PROPERTY DESCRIPTION

For sale by online auction starting on Tuesday 29th October 2024, bidding will be on the Auction Agent website. A fantastic opportunity to purchase freehold land currently operating as a mixed coarse fishery situated to the south of Wigan, in Ince-in-Makerfield, Greater Manchester. The property extends to approximately 12 acres and is comprised of three lakes with a total water area of approximately 4 acres which are surrounded by amenity woodland. The fishery benefits from a stone-surface car park situated at the entrance. Wigan town centre is approximately 1.7 miles away and the nearby Westwood Way provides access to the M6 and the north west motorway network. The Leeds and Liverpool Canal runs to the south of the site. This property has future development potential including but not limited to, a fishery manager's dwelling, a cafe and/or holiday accommodation, subject to obtaining the necessary consents. Guide Price £ 75,000 - £100,000. Buyers are advised to check the legal pack before bidding. This will be available on the Auction Agent website once received. Buyers are also advised to check the website for any updates to the lot before the auction.

### AUCTION AGENT

2 Mason Street  
Bury, Lancs BL9 0RH  
0161 791 3099  
info@auctionagent.co.uk



## Brochure Prepared

26th September 2024

## Tenure

Freehold

## Solicitor

Isherwood & Hose

## General

1. All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Auction Agent Ltd 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.

2. Bidding will commence on Tuesday 29th October 2024 and conclude on Wednesday 30th October 2024.

## Do You Have A Property To Sell?

Please call us on 0161 791 3099 or email [info@auctionagent.co.uk](mailto:info@auctionagent.co.uk) for a free valuation.



### Buyer's Premium

The buyer's premium on this lot is 2% of the purchase price plus VAT, or £2,995 plus VAT, whichever is greater.

### Administration Fee

The administration fee on this lot is £495 plus VAT.

### Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion of the sale.



**Guide Price:** An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Reserve Price:** The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

**MONEY LAUNDERING REGULATIONS 2017:** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.