

Land And Building At The Spinney, Chorley PR6 7BU

Auction Guide Price £50,000



LOT
auction agent

THE PROPERTY

**Located In Prominent
Position On Preston Road
(A6)**

**Extends to Approximately
2,637 Sq Ft**

200 Sq Ft Brick Building

**Would Suit Owner
Occupier Or Buy To Let
Investor**

Close To Junction 8 Of M61



PROPERTY DESCRIPTION

For sale by online auction starting on Tuesday 3rd June 2025, bidding will be on the Auction Agent website. A freehold parcel of land situated in Chorley being sold with vacant possession. The site is roughly rectangular in shape and is bound partly by palisade fencing and partly by wooden fencing. There is both pedestrian and vehicular access via a 10 ft gate and the site has been resurfaced with gravel. Although we have not formally measured the land, we understand that it extends to approximately 245 Sq M (2,637 Sq Ft). The secure brick building extends to approximately 200 Sq Ft and we have been advised that it previously housed an electricity substation. The site has potential for a variety of uses subject to obtaining the necessary consents. The site is located opposite Chorley and south Ribble hospital and is only 1 mile away from Chorley Town Centre and a short drive from Junction 8 of the M61 motorway network. The prominent road frontage onto Preston Road (A6) on the corner of The Spinney makes this site desirable to business owners and buy to let investors. This site was previously let out for £1,000 PCM which is a strong return and highlights the potential this site could have in the right hands. Guide Price £50,000 – £60,000. Buyers are advised to check the legal pack before bidding for details of the lot and fees, 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

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Brochure Prepared

24th April 2025

Location

The plot is located in a prominent position fronting on to Preston Rd (A6) and is 1 mile from Chorley town centre and a short drive from Junction 8 of the M61 motorway network.

Tenure

See Legal Pack

Solicitor

TBC

EPC

N/A

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 3rd June 2025 and conclude on Wednesday 4th June 2025.

Do you have a property to sell?

Please call us on 0161 791 3099 or email 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.