

Longden & Cook Real Estate Limited  
Chartered Surveyors  
Victoria Buildings  
9-13 Silver Street  
Bury  
BL9 0EU

T: 0161 737 0111



[www.longdencook.com](http://www.longdencook.com)

## FOR SALE

**SUBSTANTIALLY REDUCED**

Former Garden Nursery site  
3.24 hectares (8 acres)  
Planning Permission for large 4 bedroom detached house  
and 3 bedroom detached bungalow



### THE NURSERIES, LEIGH LANE, WALSHAW, BURY BL8 2RH

- Large former garden nursery site in Green Belt but close to all amenities and services only 1.75 miles from Bury town centre
- Freehold title

## THE NURSERIES, LEIGH LANE, WALSHAW, BURY BL8 1RL

### **Description**

The property comprises a former garden nursery which has been abandoned for many years, occupying a broadly rectangular shaped site of 3.24 hectares (8 acres).

It contains a run-down two bedroom detached bungalow and a semi-derelict detached house both of which date from the 1800's.

The land has a natural and gradual cross-fall from north to south, with southerly boundary adjoining a small water course.

Outline Planning Consent has been granted for a three bedroom detached bungalow and a four bedroom detached house.

These consents relate to only part of the site (approximately 12%), with the remainder having potential for use as amenity land.

### **Location**

Location is in Green Belt but adjacent to a modern housing estate immediately to the north-east and only 1.75 miles north-west of the town centre. It is conveniently placed for access to local shops, schools and bus routes.

The property is accessed via Leigh Lane from Owlbarrow Road, which itself leads directly off Walshaw Road within ¼ mile.

Elton High School lies on the opposite side of Leigh Lane to the north, whilst to the east is Elton Cricket Club. There are fishing lodges to the south on the opposite side of Elton Brook.

### **Services**

Mains water and electricity are connected to the existing buildings. Drainage is to a private septic tank.

Gas is not connected.

### **Tenure**

Title is held freehold under title numbers GM617581 and MAN18098.

### **Terms**

Offers over £750,000.

### **VAT**

All prices/rents quoted are exclusive of but may be liable to VAT at the prevailing rate.



## Viewing

The property can be viewed at any time from Leigh Lane but should access onto the site be required this must be by appointment with Longden and Cook.

By appointment with this office on 0161 737 0111. Contact: Eli Shalom  
Email: [es@longdencook.com](mailto:es@longdencook.com)

Ref:ES/18/A113

Date: 8<sup>th</sup> November 2023 (Updated)

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