



**Fleet Street, Horwich, Bolton, BL6 6BD**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

This Lot is now available post-auction. Please get in touch if you would like to submit a post-auction offer.

Strategically located pastureland extending to approximately 16.22 acres (6.56 hectares)

The land is located approximately 1.5 miles east of Horwich and 3.4 miles north of Middlebrook, offering excellent road access to Bolton, just 5.4 miles to the east via Chorley Old Road (B6226) from Fleet Street. Positioned in the foothills of the West Pennine Moors, Bolton is a well-connected town with a train station providing access to Manchester, Wigan and Blackpool.

The Bolton town centre features a range of amenities, including pubs, hotels, shops, university, primary and secondary schools, The Royal Bolton hospital and many other local amenities.

The land is part of Title Number MAN423615.

The land is likely to be classified as Grade IV land under the Agricultural Land Classification of England and Wales Maps (1988) and Provisional Agricultural Land Classification (ALC) updated May 2020.

The auctioneer understands that there is an overage provision included in the sale of this Lot. There is a 50% uplift over 30 years with full details enclosed within the auction legal pack.







## Key Features

- This Lot is now available post-auction.
- Please get in touch if you would like to submit a post-auction offer.
- Strategically located on the edge of Horwich
- Located between Horwich & Bolton
- Approximately 16.22 acres (6.56 hectares) of pasture
- Access taken via two points off Fleet Street
- Adjoining land consented for residential development

**£160,000**



### Auction Terms

The property will unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the Vendor's Solicitor and are contained within the Auction Legal Pack. This pack is available to download to registered bidders. The conditions may also be inspected in the Sale Room at the time of the sale but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

The sale of this property will take place on the stated date by way of a live, in-room auction and is being sold as Unconditional with a Fixed Fee. Some sellers may consider a pre-auction offer, and the Lot may be sold or withdrawn before the auction.

Binding contracts of sale will be exchanged at the point of sale.

### Auction Deposit and Fees

The following deposits and non-refundable auctioneer's fee apply:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Premium of £1320 inc. VAT

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. These additional costs will be payable to the seller's solicitor on Completion. You must read the Legal Pack carefully before bidding.

### Guide Price & Reserve Price

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single-figure guide. (RICS Common Auction Conditions 4th Edition).

### Plans

Plans shown are for identification purposes only. Land area is based on the LandApp computerised digitised mapping data. They have been checked and computed by the selling agents, but the Purchaser shall be deemed to have satisfied themselves as to the description and boundaries of the property. Any error or misstatement shall not annul the sale.

### Services

There are no known services connected to the land.

### Directions

///gazette.assess.poster

### Tenure, Possession and Rights of Way

The property and land are freehold. Vacant possession will be given upon completion which is normally 20 working days after the auction. Please refer to the Legal Pack for further details. The agent is aware of public footpaths over the land. These can be identified on the sales plan. The land is currently pasture.

### Bidder Registration and Auction Legal Pack

If you would like to register to bid, please head to the following link: [passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/](https://passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/)

You can opt to bid in person, online, by telephone or by proxy. You will also be able to download the Auction Legal Pack for the Lot you are interested in here: [auctioneremplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk](https://auctioneremplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk)

The Auction Passport requires you to input the details of your solicitor. If you would like to use our own preferred solicitors, please let us know and I will arrange for a quote to be sent to you.

If this is the first time you have accessed Auction Passport, just press the green button on the left-hand side 'Click here to sign up for free' to create a

new account. Following your initial registration, you will receive an SMS from LexisNexis, a company we use to verify ID and conduct an anti-money laundering check. Please click on the link within the SMS and follow the instructions to complete the check.

### Legal Documents & Additional Costs

It is essential bidders check the legal documents prior to bidding and take professional advice. Special Conditions of Sale can contain additional costs (that is costs over and above the price the lot is 'knocked down' at) and bidders are deemed to be aware of any additional costs prior to bidding.

### Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights in so far as they exist are included in the freehold sale.

### Designations

Part of the land is located within the Nitrate Vulnerable Zone area for surface water and part of the Merseyside and Greater Manchester Greenbelt. There are no other known designations.

### Viewing

Interested parties may view the land at any time during daylight hours carrying a set of Sales Particulars, having first registered their interest and a time and date of inspection with Sheldon Bosley Knight Auctions. We would like to bring to your attention that this is agricultural land and request that you take considerable care for your own personal well-being during viewings.

### Overage Clause

The auctioneer understands that there is an overage provision included in the sale of this Lot. There is a 50% uplift over 30 years with full details enclosed within the auction legal pack.







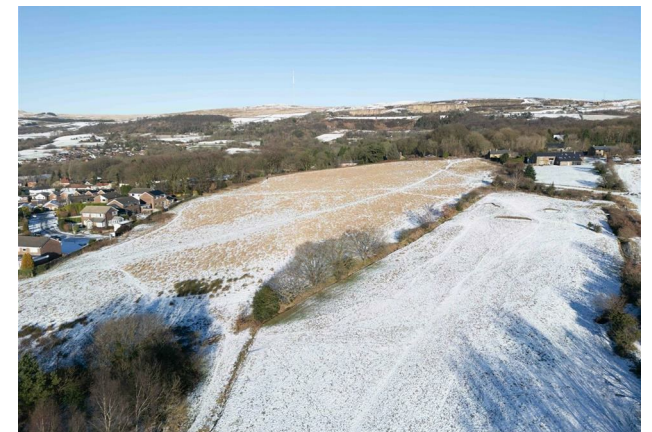






# Field plan

Land lying to the south of Fleet Street,  
Mayfair Horwich, Bolton, BL6 6DH



Tenure - Freehold

Local Authority  
Bolton





# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
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STRATEGIC  
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HOMES

BLOCK  
MANAGEMENT

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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.