



## THE SAWMILL, PLODDER LANE, FARNWORTH, BOLTON, BL4 0NF

- APPROX. 0.08 HA (0.19 AC).
- MAINS ELECTRICITY AVAILABLE, SINGLE & 3 PHASE.
- BENEFITING FROM OUTLINE PLANNING FOR A DWELLING.
- CLOSE PROXIMITY TO J.4 OF M61.
- OF INTEREST TO DEVELOPER'S INVESTORS AND LANDSCAPE GARDENERS.

**FOR SALE –**

**GUIDE PRICE – OFFERS OVER £225,000**





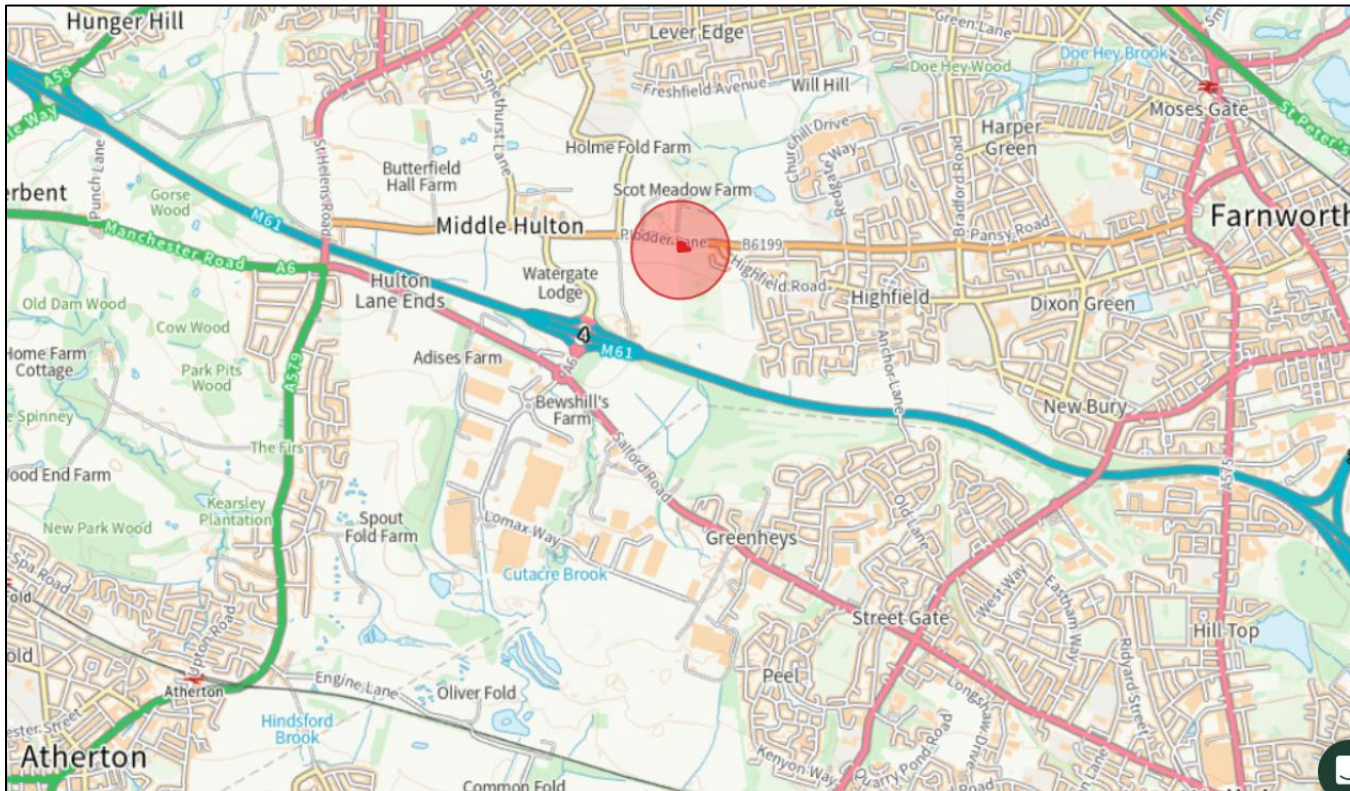
# THE SAWMILL, PLODDER LANE, FARNWORTH, BOLTON, BL4 0NF

- Close proximity to Junction 4 of the M61.
- Approx 0.08 ha (0.19 ac)
- Benefiting from Outline Planning Permission for a dwelling.
- Direct access to adopted highway.
- Currently used as a Saw Mill / Landscape Gardeners.
- Freehold subject to vacant possession.

## Location

The land is located off the adopted highway known as Plodder Lane, in Farnworth. The site itself is located approximately 1.2 km (1.73 miles) north east of Junction 4 of the M61.

A location plan for contextual purposes is provided below;



For identification purposes only. Not to Scale.



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## Description

The property comprises approximately 0.08 ha (0.19 ac) of land which is currently used as a Saw Mill / site for a Landscape Gardening Business. The site includes a range of storage buildings covering approximately 220m<sup>2</sup>, with the site itself accessed off the adopted highway known as Plodder Lane.



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## **Flood Zone**

According to the environment agency website the Property is within Flood Zone 1 (**low risk**).

## **Easements, Wayleaves, Public & Private Rights of Way;**

The property is sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons, or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

## **Asbestos & Notifiable Weeds**

We are aware that there are asbestos containing materials within the buildings on the Property. Part of the Property has Japanese Knotweed upon it, with the current owners having undertaken a herbicide treatment for which no warranties are offered.

## **Title & Tenure**

The property is registered freehold, vacant possession will be granted upon completion.

## **Services**

There is mains electricity by both single and three phase available on the site. Other services are understood to be available within the adopted highway. Interested parties are to make their own enquiries.

## **Planning**

The property falls within the jurisdiction of Bolton Council, and benefits from Outline Planning Permission granted on the 13<sup>th</sup> September 2021 for a Dwelling (Ref: 12192/21).

## **Health & Safety**

Care should be taken when viewing the land. T Fazakerley & Son accepts no responsibility for any loss, damage or injury caused when viewing the land. Please do not; climb gates, fences or any other ancillary equipment. No children to be allowed on site.

## **Covenants**

We understand that the land is subject to restrictive covenants, the vendor is in discussions with the benefiting party and it is intended that these will be varied by agreement before a sale if the successful party wishes to undertake a residential development.

## **Viewings**

Viewings are available at daylight hours only, by prior appointment only to the office on either 01942 242 636 or [info@tfazakerleyandson.co.uk](mailto:info@tfazakerleyandson.co.uk)



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## **Money Laundering Regulations Compliance**

Please bear in mind that T Fazakerley & Son will require from any purchaser looking to offer on a property details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification.

## **Method of Sale**

The property is offered for sale by Private Treaty.

T Fazakerley & Son for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or any other appliances at the property have not been tested not have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. No person in the employment of T Fazakerley & Son has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts not any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract.