



£150,000

Land at Barracks Road, Bickershaw, Wigan, Greater Manchester, WN2 5TH

# Land at Barracks Road, Bickershaw, Wigan, Greater Manchester, WN2 5TH

**\*\*FOR SALE BY INFORMAL TENDER - 12 NOON ON 28/3/2024\*\***

The property comprises a 0.18 HA / 0.46 AC of land in the village of Bickershaw, in the Metropolitan Borough of Wigan. The land is rectangular shaped and we understand is previously developed land, currently designated in the Green Belt but immediately abutting a recent residential development. Access is via the adopted highway known as Ainscough Street which links to the main road. The road which links the Property to Ainscough Street is private.

To the immediate south is a new residential development comprising 10 x apartments and 2 x houses (Planning Reference: A/22/93503/MAJOR).

Tenders are invited on a conditional and non conditional basis. For tender form and additional details please see brochure.

---

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	