



LAND AT STATION ROAD, BLACKROD, BOLTON, BL6 5JF

- APPROX. 1.31 HA (3.01 AC).
- AGRICULTURAL / AMENITY LAND.
- CLOSE PROXIMITY TO BLACKROD VILLAGE.
- OF INTEREST TO AMENITY, AGRICULTURAL AND INVESTMENT PURCHASERS

**FOR SALE –
BY INFORMAL TENDER
TENDER DEADLINE – 31/10/2025**



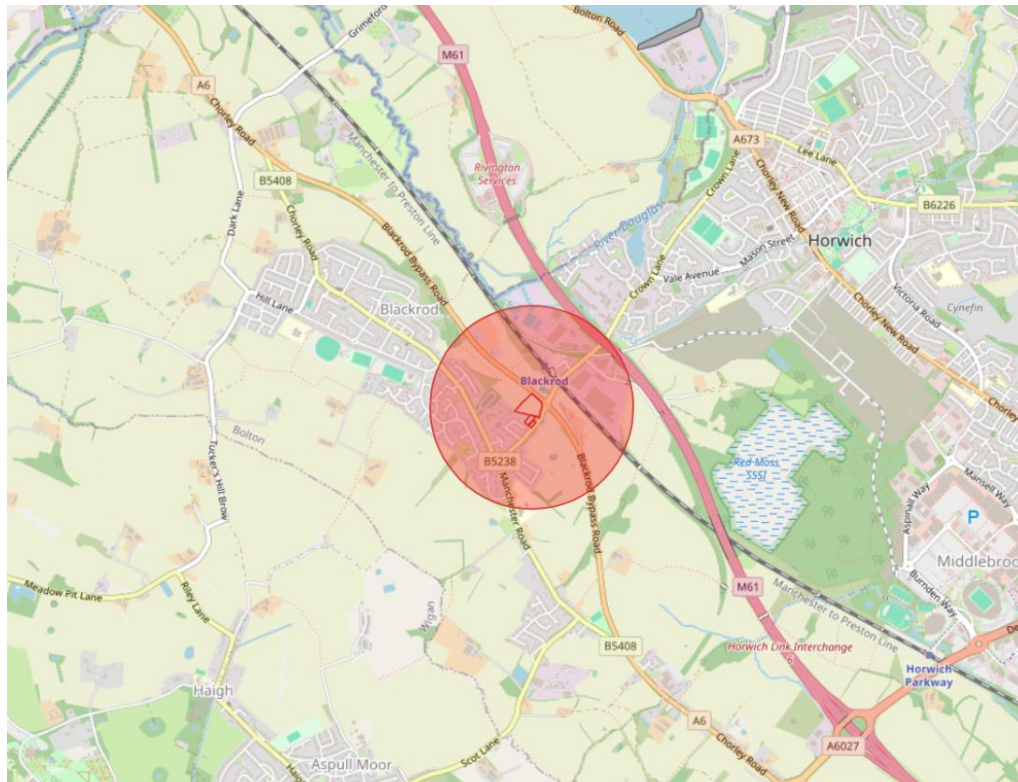
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- Close proximity to Blackrod Village.
- Grade 4 agricultural land.
- Approx 1.31 ha (3.01 ac).
- Close proximity to residential properties.
- Local amenities.
- Freehold subject to vacant possession.

Location

The land is situated off the adopted highway known as Station Road. The land lies approximately 2.4 km (1.5 miles) south-west of the town centre of Horwich, offering convenient access to local amenities and transport links

A location plan for contextual purposes is provided below;



For identification purposes only. Not to Scale.

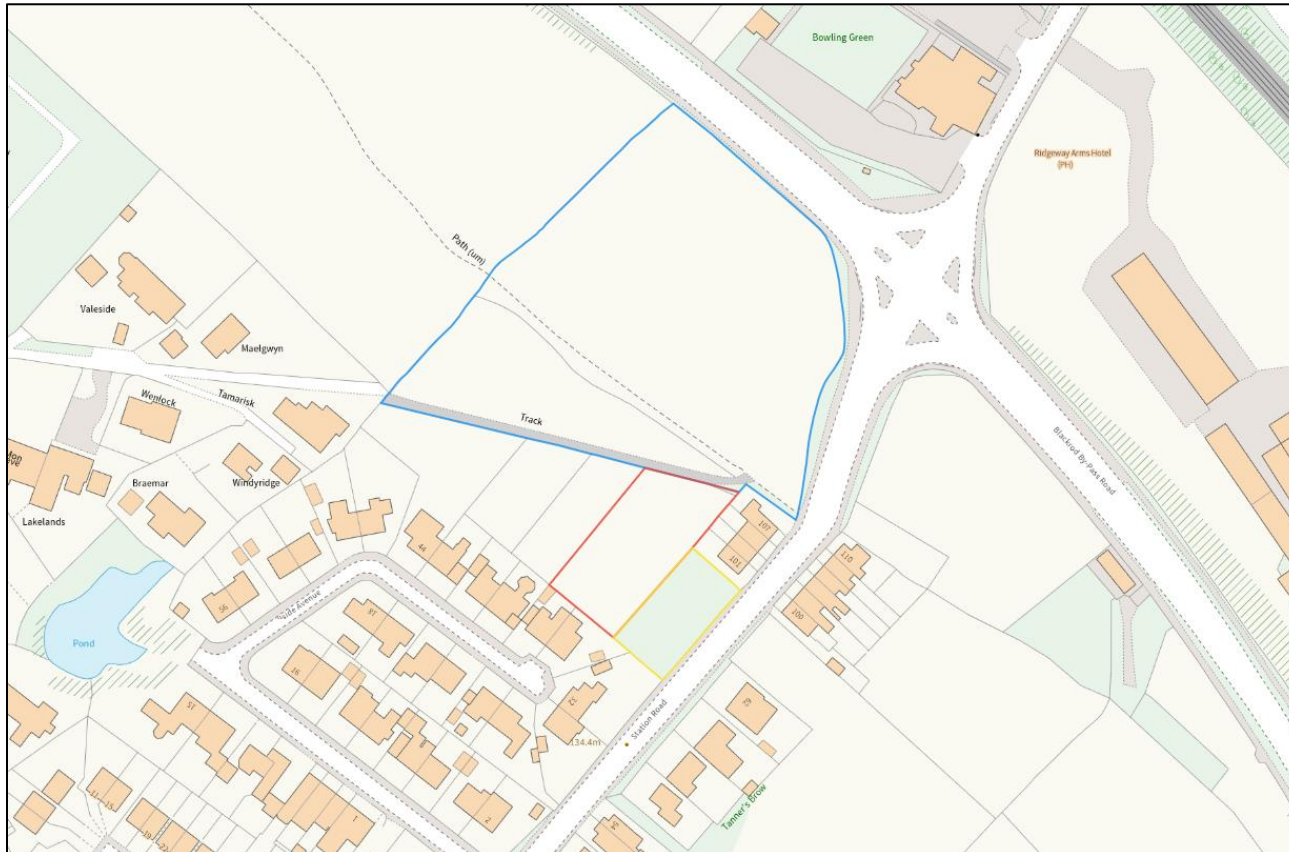


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Description

The property comprises approximately 1.31 ha (3.01 ac) the land is accessed via the adopted highway known as Blackrod Bypass Road and can otherwise be accessed via the adopted highway known as Station Road. The land itself is classified as being Grade 4 (where Grade 1 is the highest quality and Grade 5 is the lowest quality agricultural land).

A site plan is provided below, which indicates the property edged in blue (Lot 1), red (Lot 2), yellow (Lot 3).



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Lot 1



Lot 1 measures approximately 1.01 ha (2.49 ac), the land is laid to permanent pasture and is utilised for sheep grazing purposes.



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Lot 2



Lot 2 measures approximately 0.14 ha (0.34 ac), the land is in an overgrown state predominantly laid to pasture and has previously been associated with the residential property to the immediate north.

Access to Lot 2 is via the public footpath.



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Lot 3



Lot 3 measures approximately 0.07 ha (0.18), the land has road frontage onto the adopted highway and was previously utilised as an allotment garden. The land is now in an overgrown state.



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Easements, Wayleaves, Public & Private Rights of Way;

There are a number of telegraph poles upon the land which we understand are occupied by way of a wayleave agreement. 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. Lot 1 includes the cobbled pedestrian walkway which is a public footpath.

Title & Tenure

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

Services

There are no services available to the land. Interested parties are to make their own enquiries

Planning

The property falls within the jurisdiction of Bolton Metropolitan Borough Council, and is currently designated as Green Belt in the Local Plan.

Japanese Knotweed

Non as far as we are aware.

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.

Overage

There will be an Overage Clause included within the contract of sale covering a period of 30 years, the Overage Clause being triggered on the grant of Planning Consent with the exception of agricultural and non-commercial equestrian uses. The Vendors will reserve a right to claim 30% of the increase in value as a result of the Planning Consent being approved.

Mineral Rights

The mines and minerals are excluded from the sale.

Legal Fees

A contribution towards legal fees is required from the purchaser capped at a maximum of £1,500+VAT (per Lot). For the avoidance of doubt this will be in addition to the amount tendered.



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Viewings

Viewings are available at daylight hours only, with a copy of these particulars to hand.

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 Informal Tender.

Proposals

Offers are sought on an unconditional basis.

Informal Tender Details

Interested parties should complete and submit the separate Informal Tender form and Assumptions form, **before 12 noon on Friday 31st October 2025.**

Please bear in mind the following when preparing the Tender form for this property:

T Fazakerley & Son and their client reserve the right not to accept the highest or indeed any offer received. Submission of the Informal Tender form does not constitute any part of the contract. We suggest making your offer an odd number and all offers should be made in pounds sterling (£).

We suggest that any offer that is made subject to any external factors such as planning be clearly outlined in the enclosed form or a continuation sheet if necessary.

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.

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INFORMAL TENDER FORM

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Please delete or complete the sections below as appropriate. Please give as much information as possible. Use a separate sheet if necessary.

Name:	Firm:
Address:	
Contact Telephone No(s)/Email:	

I / We hereby make an offer for the purchase of the subject property by way of an offer as follows:

Offer level: £.....

Conditions if any of this offer:

Please give an indication of exchange and completion time scales:

Offers will be considered subject to receiving the necessary **certified identification and proof of address**.

1. T Fazakerley & Son and their clients reserve the right not to accept the highest or indeed any offer in relation to this tender.
2. Submission of a tender document does not constitute any part of a contract.
3. We would suggest making your offer an odd number and all offers should be made in pounds (£) sterling with a copy of proof of funds.

Signed.....

Name:.....

Dated:.....

