



## Plot 57 Avalon Allotment Estate, Frederick Road,

- For Sale by Informal Tender - closing date 12noon on Friday 19 July 2024
- A piece or parcel of land - Allotment
- Forming part of the Avalon Estate
- Frontage of forty five feet, four inches' (Approx. 13.8 m frontage) x 37.5 m (123') deep
- c. 517.5 sq.m (5,570 sq.ft)

PRICE

**£10,000**

OFFERS IN EXCESS  
OF

23 High Street, Rothwell  
01536 418100  
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simonac.co.uk

**SIMON & CO.**  
ESTATE AGENTS

## Plot 57 Avalon Allotment Estate,

£10,000 Freehold

\*\*\*For Sale by Informal Tender - closing date 12noon on Friday 19th July 2024 - contact agent for relevant tender form\*\*\* A plot of land forming part of the Avalon Estate and described on Title Deed First Schedule; 'A piece or parcel of land on the West Side of the roadway commonly called and intended to be known as Frederick Road, Avalon Estate Rushton Road with a frontage of forty five feet, four inches'. (Approx. 13.8 m frontage x 37.5 m (123') deep = c. 517.5 sq.m (5,570 sq.ft)

Allotment approx location (see land reg plan attached);  
[what3words.com/connector.campus.scooped](https://www.what3words.com/connector.campus.scooped)

Gateway location from Rushton Road; [what3words.com/shipyards.lately.blocks](https://www.what3words.com/shipyards.lately.blocks)

No services connected and site overgrown



We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.

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