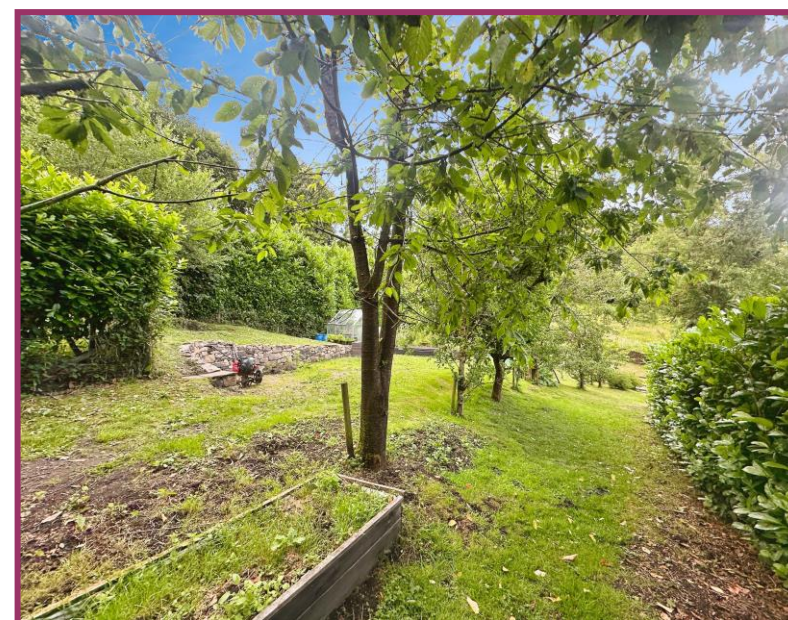




## THE PADDOCK, HOLCOMBE VILLAGE, BURY, BL8



- Freehold
- Approx 1.1 acre
- Previously used to raise hens
- Small brick built barn
- Tranquil sought after spot
- For sale via Pugh&Co Auctions
- Holcombe village location
- Superb views!



**Guide Price £225,000**

### BOLTON

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### LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market together with Pugh and Co Auctions this fantastic small holding in the sought after location of Holcombe village. FREEHOLD in tenure and tucked away to the rear of The shoulder and mutton car park this superb versatile plot of land is just over 1 acre. Previously used to raise Hens, house pigs, donkeys and goats this plot of land is certainly hard to come by! Subject to planning this property would suit a variety of things including a paddock, or even having a tranquil plot of land to raise livestock or grown your own vegetables! This plot has access to spring water and has electric. This plot has no mains water, sewage or gas supply. Pedestrian access is to the rear of the Shoulder of Mutton pub car park and vehicular access is via long standing agreement with a neighbour. There is a stone barn style outbuilding. We await the legal pack for this property, for any legal questions, please refer to Pugg&Co's website.

