



All enquiries Ref: Brian Grante



- Freehold parcel of land
- Potential (subject to consents where necessary)

Location:

The property is situated on the east side of Todmorden Road, within a mixed residential and rural location on the northern fringes of Bacup town centre. The surrounding towns of Burnley, Todmorden, Rochdale and Bury along with Manchester City Centre to the south, provides comprehensive amenities, rail connections and communication links including road access to the M65, M62 and M66 motorways.

Description:

A roughly rectangular shaped site comprising titles LA436860, LAN272798 and LA443643 with the land shaded yellow is unregistered (see site plan).

Potential:

The property may be suitable for a variety of uses or potential development – subject to consents where necessary

Note:

Please note that only the land shown shaded green on the [sale plan] will be included by way of a freehold transfer of registered land. The land shown shaded yellow on the (see site plan) is unregistered and the Seller does not hold any title deeds. Potential bidders are advised to view the auction legal pack regarding this, any restrictions or overages and take legal advice prior to bidding.

Total Site Area:

Approx. 0.63 acres including unregistered land

To view:

Strictly by careful application to the site from the roadside. Please see important advice for viewers on page 19 of this catalogue.

