



£84,000

Lot 1, Blackrod By-pass Road, Blackrod, BL6 7RW

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**\*\*FOR SALE BY INFORMAL TENDER - DEADLINE 07/08/2026\*\***

As a whole the land measures approximately 2.27 ha (5.60 ac), Grade 4 land that is laid to permanent pasture and is utilised for horse grazing purposes.

Alternatively the land is for sale as 2x separate lots with Lot 1 measuring approx 1.90 ha (4.69 ac) and Lot 2 measuring approx 0.37 ha (0.92 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 Castlecroft Avenue.

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## 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	A		
181-210	B		
155-180	C		
129-154	D		
103-128	E		
77-102	F		
51-76	G		
1-50			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	