



**Walton Fold Blackburn Road, Bolton  
BL7 0QB**

**Auction Guide £110,000**

Hyde Estates present a rare stone cottage project in Edgworth. Requiring complete renovation, this property boasts stunning rural views, two substantial plots of land for gardens/parking, and massive potential to add major value.



## Description

For Sale by Auction – June 30th | No Upward Chain

### The Opportunity

A rare and exciting opportunity for builders, developers, and property speculators to acquire a Freehold stone country cottage requiring comprehensive renovation. Nestled in a highly sought-after rural position on the outskirts of Edgworth Village, this property sits within a generous plot with exceptional potential to add value.

### Key Features

- **Complete Renovation Project:** A stone cottage requiring total reconstruction to transform into a bespoke country home.
- **Substantial Land & Garden:** Includes two excellent sections of land (gardens behind the property and additional land across the road) offering potential for extensive private gardens and parking for numerous vehicles.
- **Idyllic Rural Location:** Surrounded by beautiful open countryside, local farmland, and the West Pennine Moors, boasting fabulous views.
- **Well-Connected Country Living:** Enjoy the peace of the countryside while being minutes from Edgworth's restaurants, sports clubs, and reservoirs. Nearby Entwistle train station provides direct links to Manchester, Salford, Bolton, Bromley Cross, and Blackburn.

### Accommodation

- **Ground Floor:** Entrance vestibule, living room, dining room, and kitchen.
- **First Floor:** Landing, two bedrooms, and a bathroom.
- **Exterior:** Large garden areas (requiring clearing) and a timber front shed.

**Important Notice for Buyers:** The property currently has no gas, no mains water supply, and no drainage/sewage system in place. Complete utility installation will be required as part of the renovation works.

### Auction Details

The sale of this property will take place on the stated date by way of Single lot timed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

### Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

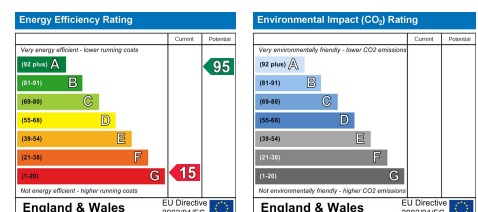
### Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

### Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyer Terms.



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