



For Sale via Informal Tender

Land At, Cedar Avenue, Horwich, Bolton, Lancashire, BL6 6EU

0.96 Acres (0.39 Hectares)

- Located in a popular residential location
- Suitable for a range of opportunities
- Close to Middlebrook Retail and Office Park
- Highly prominent site fronting Chorley New Road
- Deadline for bids 12pm Friday 16th December 2022

Description

The subject site provide a predominantly rectangular shaped parcel of land which extends to circa 0.39 Hectares (0.96 Acres). The site slopes on a gentle gradient towards Chorley New Road. There is a paved and lit public footpath which dissects the site. The site is mainly clear although there are a number of mature trees situated on the site, the majority of which are located along the site boundary. The trees and vegetation will not be able to be removed from the site until planning consent has been granted as part of any proposed development. The site provides a range of opportunities for a variety of occupiers and users.

Location

Although accessed off Cedar Avenue the subject site fronts a prominent position along Chorley New Road, close to the Beehive Roundabout and St Josephs Secondary School. It is in close proximity to Middlebrook, home of Bolton Wanderers, Middlebrook retail park and a number of large office schemes and occupiers including AO, Keoghs and AXA.

Chorley New Road links both Bolton town centre and Horwich town centre and beyond. It also has the benefit of excellent transport links with Junction 6 of the M61 in close proximity and Horwich Rail Station a 10 minute walk from the subject site.

Accommodation

We have measured the site via Ordnance Survey and understand the site extends to 0.39 Hectares (0.96 Acres)

Tenure

The freehold of the site is being disposed of. There are some sections of the site where there are restrictive covenants and we would recommend you seek your own legal advise in this regard.

Planning Use

The land is currently used as open space. The property is suitable for alternative uses. It is recommended purchasers undertake their own enquiries with Bolton Planning department

Price

The client is seeking unconditional bids at a guide price of £350,000 - £400,000 which are not conditional on securing planning consent.

Depending on the level of bid an overage provision or anti embarrassment provision may need to be included in your offer or Bolton MBC may require one and may be negotiated as part of the sale process.

The property is to be sold via an informal tender process. A Tender form is available on request. The deadline for bids will be 12pm on the 16th December 2022.

As part of Bolton MBC's land disposal strategy a successful Purchaser will have to contribute 5% + VAT of the purchase price to the sellers costs subject to a minimum fee of £1,750 + VAT. Further information can be found on the tender form. Our Client Bolton MBC are not obliged to accept the highest or indeed any offer.

EPC

An EPC is not required for the sale of land

VAT

VAT is not applicable

Business Rates

There is currently no rates liability with the land. Any development is likely to to be assessed for a rates liability once built upon.

Viewing

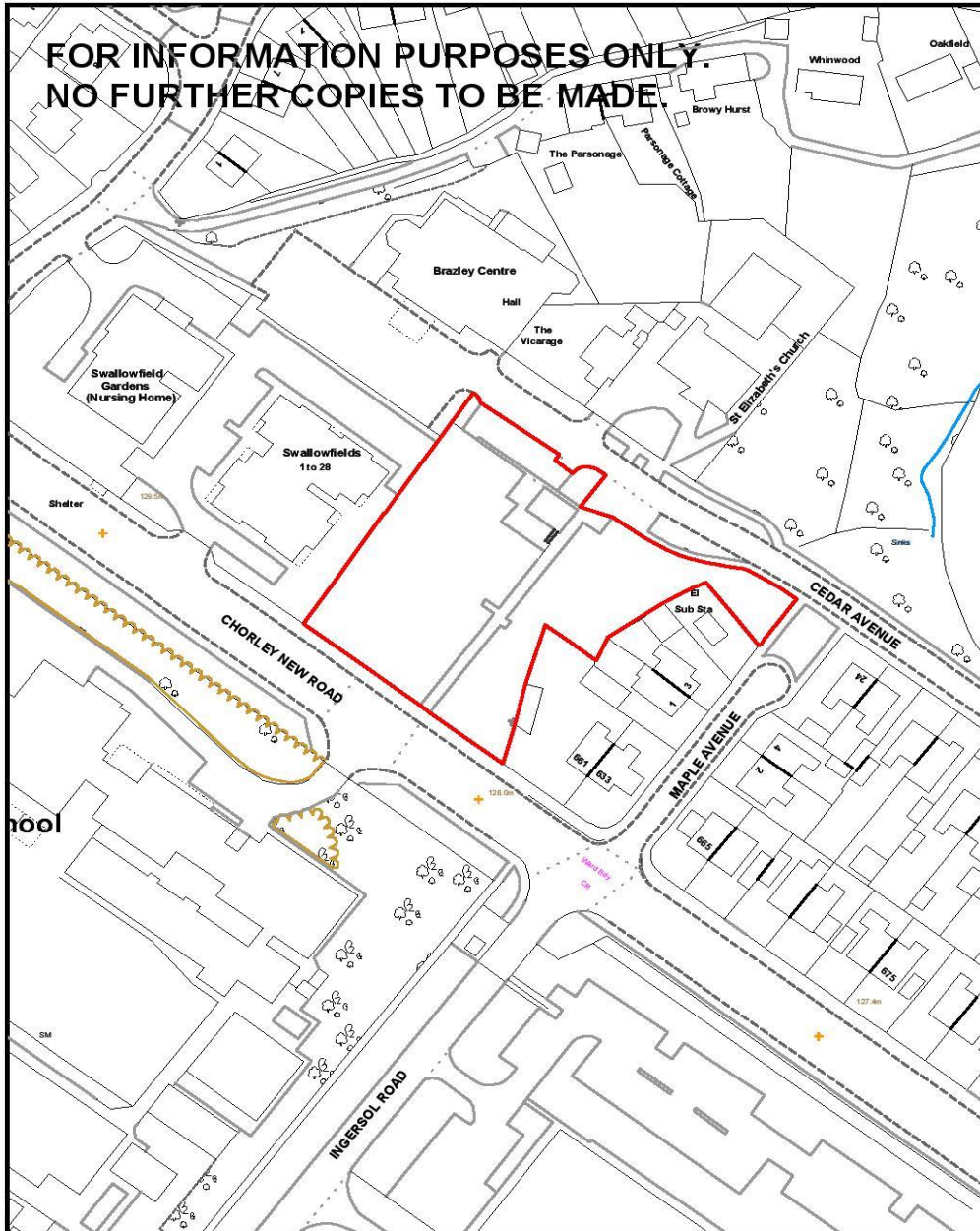
Viewing by way of appointment through the sole agent Fletcher CRE

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<p>LAND AT CEDAR AVENUE HORWICH Area edged red: 0.3795 Ha</p>	<p>Prepared by: JC Asset Ref: 00460 & 10000 Reference: IC Date: 21/11/2022</p>	<p>© Crown Copyright database rights 2022 0100019389</p>
	<p>DEPARTMENT: PLACE SECTION: ASSET MANAGEMENT</p>	<p>N ↑ scale 1:1250</p>