



Land for Sale via Informal Tender

Land At Pelham Street, Bolton, Lancashire, BL3 3JB

0.56 Acres (0.23 Hectares)

- Partly open Grass Land
- Located in a residential and industrial area
- Suitable for a variety of uses
- Deadline for bids 12pm Friday 9th February 2024

Description

The subject site provides an irregular shaped parcel of land which extends to circa 0.22 Hectares (0.56 Acres). The majority of the site is of open grass land with a proportion of the site forming part of the highway/turning areas along with parking that appears to be in use. We understand the grassland extends to 0.35 acres and is bound by Pelham Street and Back Woodbine Road. The site is mainly clear although there are a small number of trees, 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 trees situated on the land may be subject to a TPO being placed on some of the trees, please see the plan below detailing the area which may be subject to the TPO. Further information can be provided upon request. The site provides a range of opportunities for a variety of occupiers and users.

Location

The property is located on Pelham Street to the South West of Bolton town centre in area known as Daubhill. It is accessed via Morris Green Road, close to the junction at St Helens Road. The location has good access to the A579, St Helen's Road which connects to junctions 5 and 6 of the M61 to the South.

The property is situated in close proximity to a number of other industrial units within an area of mixed use including both commercial and residential users.

Accommodation

We have measured the site via Ordnance Survey (Promap) and understand the land extends to 0.22 Hectares (0.56 Acres).

Tenure

The site is held on a long leasehold basis. We would recommend you seek your own legal advice and carry out your own investigations in this regard.

Planning Use

The property is used as open grassland. The site is suitable for a variety of uses. It is recommended purchasers undertake their own enquiries with Bolton Planning department. Please note the sellers are only seeking unconditional bids they will not consider bids that are subject to planning.

Price

We are seeking unconditional bids at a guide price of £100,000 - £125,000 and are not conditional on planning.

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 9th February 2024.

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.

VAT

VAT is not applicable

Business Rates

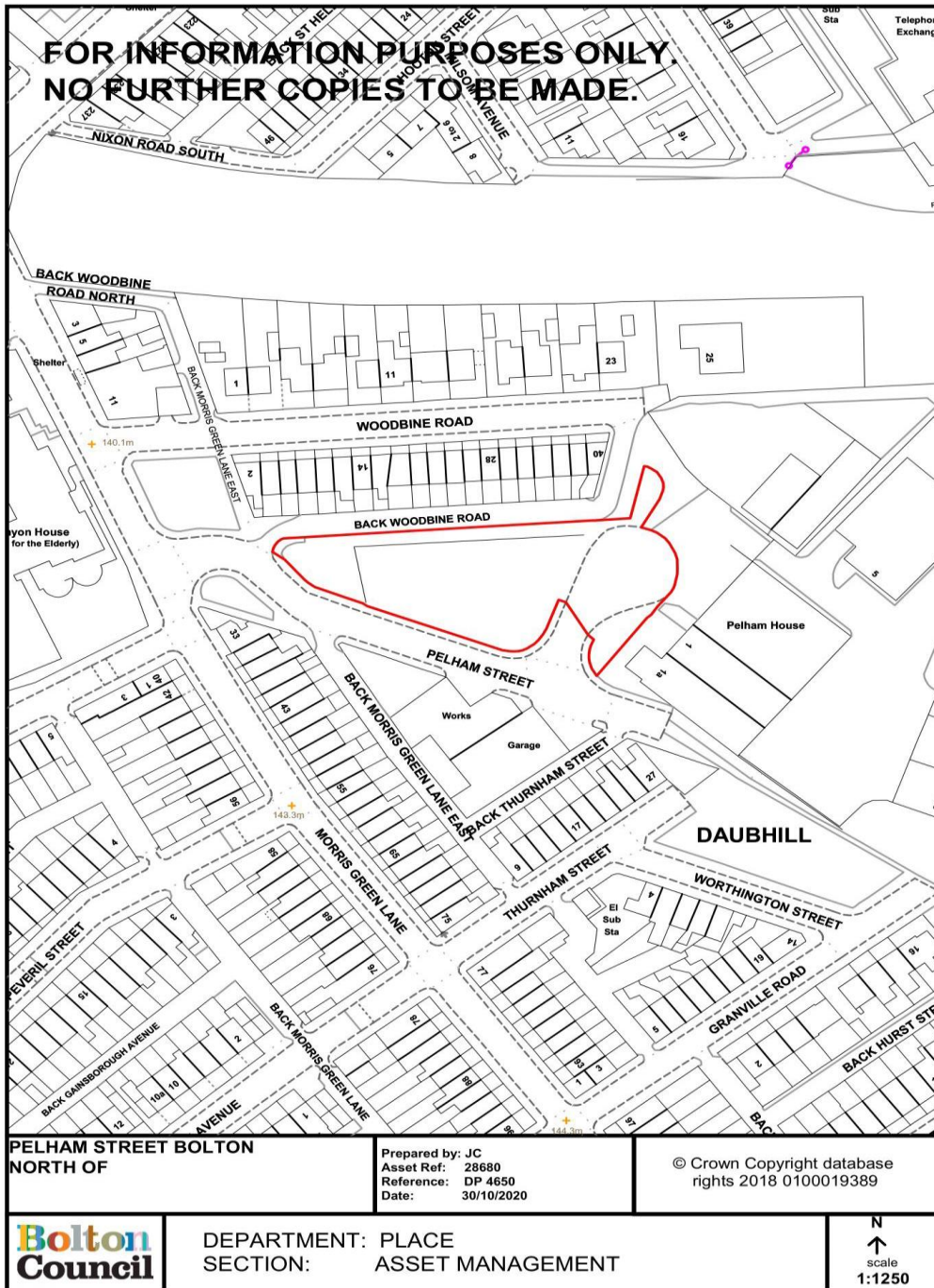
We understand the land does not currently attract a rateable value and therefore there is currently no rates liability. We recommend all parties undertake their own investigations in this regard.

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030
info@fletchercre.co.uk

Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.





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