



Land for Sale via Informal Tender

Firwood Fold Garage Colony, Firwood Fold, Bolton, North West, BL2 3AG

0.08 Acres (0.03 Hectares)

- Potential for development subject to planning
- Located in a conservation area
- Suitable for a variety of uses
- Deadline for bids 12pm Friday 3rd May 2024

Description

The subject site provides an irregular shaped parcel of land which extends to circa 0.035 Hectares (0.08 Acres) and was previously used as a garage colony. There are circa 13 garages located on site arranged across two columns. One of the garages is subject to a 999 year lease, we understand the remaining garages are unoccupied. The site is secured with a 2 metre high palisade fence which runs along the perimeter of the site. The site is located in a conservation area and part of the site falls within the greenbelt. 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 site is located in Firwood Fold, a small hamlet by the side of Bradshaw Brook and close to Bunk Lodge Reservoir. The Garage Colony is accessed off Firwood Lane which connects on to the A676 Tonge Moor Road; a main arterial road into Bolton town centre and ultimately connects to the A666 St. Peter's Way, which provides access to both the local road network and the regional motorway network.

Accommodation

The site has been measured via ordnance survey (Promap) and we understand the site extends to a total of 0.08 acres (0.035 Hectares).

Tenure

The site is held part Freehold and part good Leasehold. All interested parties are advised to undertake their own title investigations in this regard.

Price

£20,000 - £25,000 For Sale

Planning Use

The property is a former garage colony. 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.

EPC

A copy of the EPC is available on request.

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.

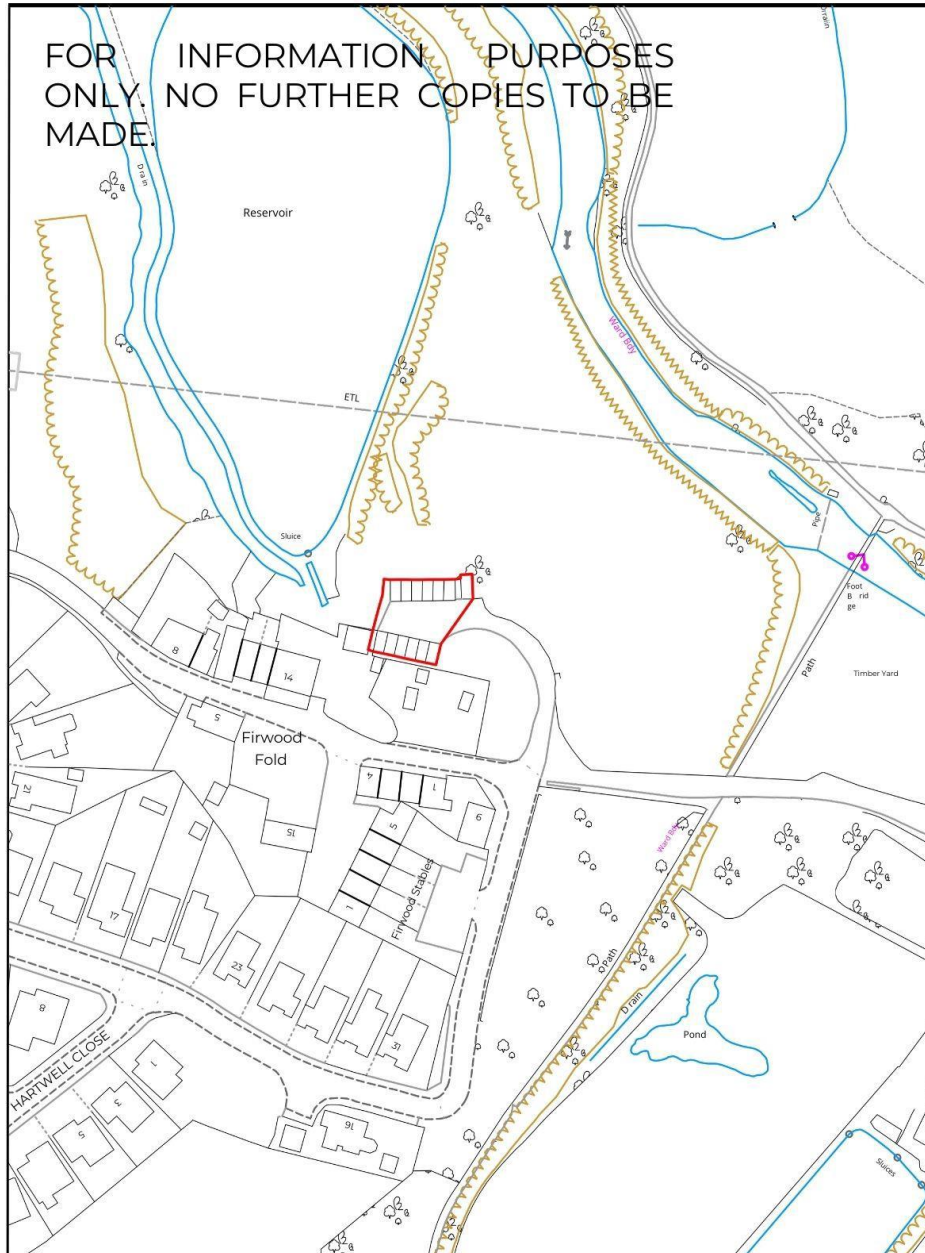
Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221 030
john.fletcher@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 to 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.

FOR INFORMATION PURPOSES
ONLY. NO FURTHER COPIES TO BE
MADE.



<p>FIRWOOD FOLD GARAGE COLONY Area edged red: 0.0353</p>	<p>Prepared by: JC Asset Ref: 06780 Reference: DP 7016 Date: 23/07/2020</p>	<p>© Crown Copyright database rights 2018 0100019389</p>
	<p>DEPARTMENT: PLACE SECTION: ASSET MANAGEMENT</p>	<p>N ↑ Scale 1:1250</p>