



## For Sale - Land with development potential

Land At , Frederick Street, Farnworth, Bolton, BL4 9AJ

0.17 Acres (0.07 Hectares)

- Available by informal tender, deadline for bids 12pm on the 29th October 2021.
- Potential for a variety of uses subject to the necessary planning consents
- Close to Higher Market Street and Farnworth Town Centre
- Large Open Car Park

## Description

The subject site provides a rectangular shaped plot of land which extends to 0.17 acres. It is currently used as public car park and appears to have capacity for approximately 20 vehicles.

Situated just off Higher Market Street, Farnworth and is surrounded by a mix of residential and commercial accommodation including Al Murad Tiles. The site could be used for a variety of uses subject to securing the necessary planning consents.

## Location

Located along Frederick Street, Farnworth. The property benefits from access to both Higher Market Street and Albert Road.

The immediate area is close to Farnworth Town Centre and is surrounded by commercial users and residential dwellings. The site provides excellent access with the M61 and A666 just 0.6 miles from the premises.

## Accommodation

We have measured the site via Ordnance Survey (Promap) and understand the site to extend to 0.07 Hectares (0.17 Acres)

## Tenure

Freehold we understand there is a registered lease which is not available at Land registry and covers a small section over the land. We recommend interested parties seek legal advice prior to submitting a bid.

## Planning Use

The land is suitable for a variety of uses including commercial and residential (subject to planning). It is recommended purchasers undertake their own enquiries with Bolton Planning department.

## Price

The client is seeking unconditional bids at a guide price of £30,000 - £40,000 which are not conditional on securing planning consent.

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 29th October 2021.

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 would recommend all interested parties make their own investigations regarding the rating assessment for the property with the VOA

## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE  
John Fletcher  
01204 221 030 - 07855773792  
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