

Bolton

Land behind 136 (Lot 237), 152 (Lot 238) and 166 (Lot 239) Manchester Road, Westhoughton, Lancashire BL5

- **Three Freehold Sites**
- Lot 237 comprising a Building and Land
- Lot 238 comprising a Garage and Land
- Lot 239 comprising a Garage
- Extending to a Total of Approximately 0.014 Hectares (0.034 Acres)
- To be offered either Individually or Collectively

BY ORDER OF MARCHWIEL PROPERTIES LIMITED (IN LIQUIDATION) ACTING BY THE OFFICIAL RECEIVER AND SPECIAL MANAGERS (WHO SHALL HAVE NO PERSONAL LIABILITY)

TO BE OFFERED WITHOUT RESERVE



Lot 238



Lot 239

Seller's Solicitor

Messrs Dentons LLP
Tel: 0207 320 6050.
Email: harry.parkhouse@dentons.com

Three Freehold Sites



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Tenure

Freehold.

Location

The property is situated on Manchester Road, to the east of its junction with Park Road (A58). The local shops and amenities of Westhoughton are to the west, with the extensive facilities of Bolton being accessible to the north-east. Rail services run from Daisy Hill Station to the south-west. The M61 Motorway is to the north via the A58. The open spaces of Central Park are to the west.

Description

The property comprises three lots to be offered individually or collectively.
Lot 237 comprises a building and land extending to approximately 0.004 hectares (0.009 acres).
Lot 238 comprises a garage and land with additional small site extending to approximately 0.005 hectares (0.012 acres).
Lot 239 comprises a garage.

Planning

Local Planning Authority: Bolton Council.
Website Address: www.bolton.gov.uk
Email: planning.control@bolton.gov.uk
Tel: 01204 336000.

Note

The promap and aerial view are for identification purposes only. Furthermore, the site area is approximate and buyers should rely on the title documents contained within the legal pack and are deemed to bid accordingly.

The seller makes no representations and gives no warranty with regard to the occupancy status of the property. Prospective purchasers should satisfy themselves on the status of any occupancy of the property.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000.
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.