



LAND ADJACENT TO 596 MANCHESTER ROAD, BLACKROD, BOLTON, BL6 5RX

- APPROX 1,284 SQFT.
- RESIDENTIAL PLOT.
- CLOSE PROXIMITY TO BLACKROD VILLAGE.
- FULL PLANNING PERMISSION

**FOR SALE -
OFFERS OVER £97,000**



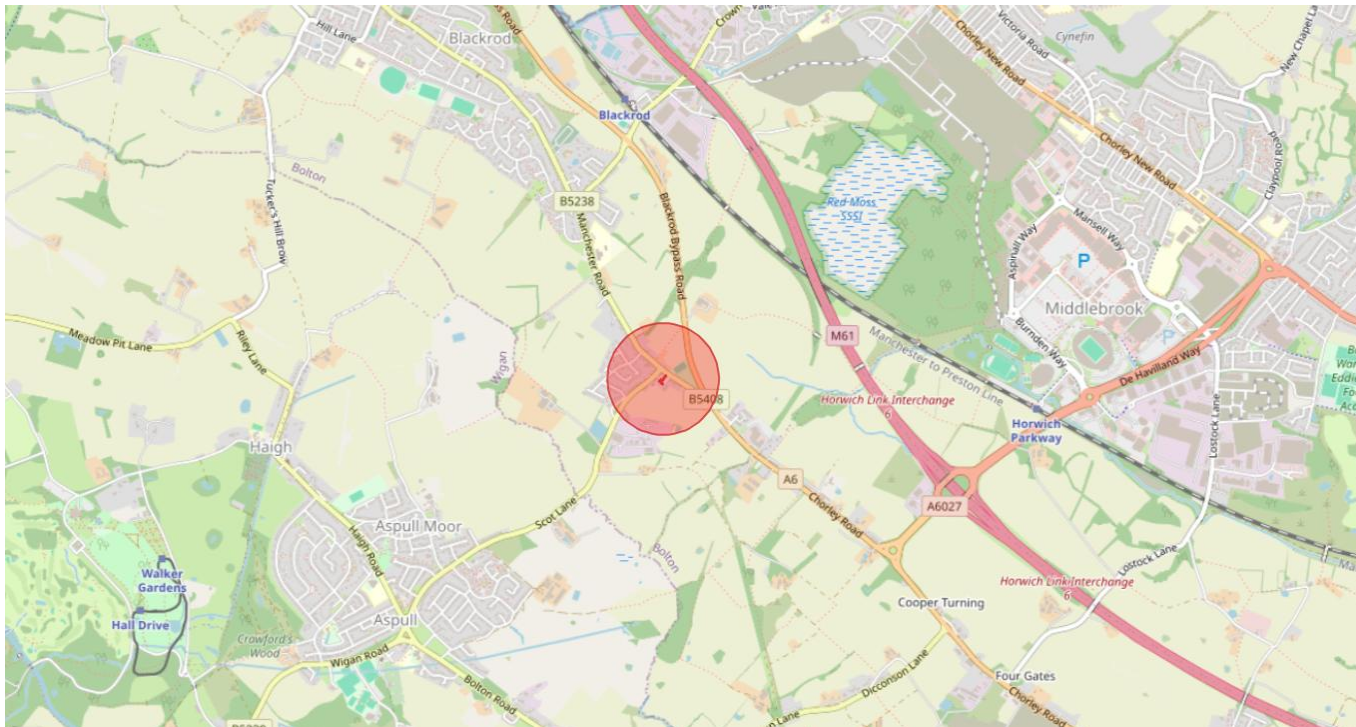
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- Close proximity to Blackrod Village.
- Residential plot of land with Full Planning Permission.
- Convenient transport links.
- Close proximity to residential properties.
- Local amenities.

Location

The land is situated off the adopted highway known as Manchester Road. The plot lies in the village of Blackrod, approximately 8 km (5 miles) south-west of Bolton town centre and around 6 km (3.7 miles) north-west of Wigan town centre, offering convenient access to local amenities and transport links, including nearby motorway connections via the M61 and rail services from Blackrod railway station.

A location plan for contextual purposes is provided below;



For identification purposes only. Not to scale.



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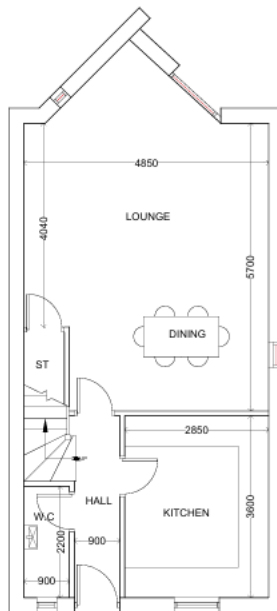
Description

The land is accessed via the adopted highway known as Manchester Road. The land itself is a residential plot of land with full planning permission for erection of a detached dwelling with a total gross internal area of approximately 1,284sqft. The accommodation over three storeys comprises;

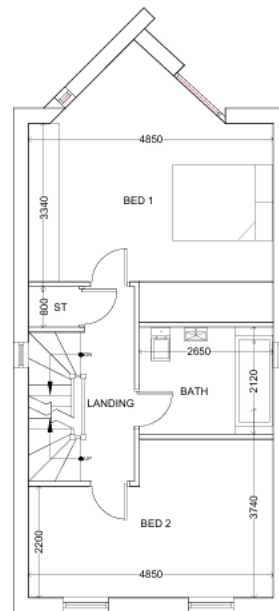
- Ground Floor; lounge, kitchen, w.c.
- First Floor; two bedrooms and family bathroom.
- Second Floor; double bedroom, en suite.

For further details see Bolton Council Planning Application Number: 14172/22.

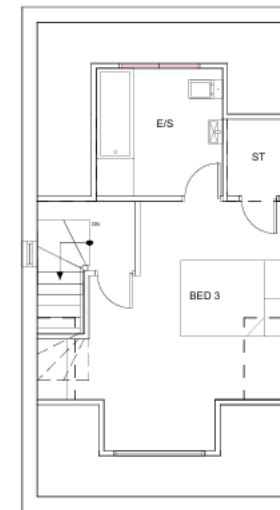
Planning details are as follows;



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



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Easements, Wayleaves, Public & Private Rights of Way

The property is sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons, or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

Title & Tenure

The property is registered freehold.

Services

There are no services available to the land. Interested parties are to make their own enquiries.

Planning

The property falls within the jurisdiction of Bolton Council.

Japanese Knotweed

Non as far as we are aware.

Health & Safety

Care should be taken when viewing the land. T Fazakerley & Son, t/a Fazakerley Sharpe accepts no responsibility for any loss, damage or injury caused when viewing the land. Please do not; climb gates, fences or any other ancillary equipment. No children to be allowed on site.

Flood Risk

The land is within Flood Risk Zone 1 (low risk).

Viewings

Viewings are available at daylight hours only, strictly by appointment only.

Money Laundering Regulations Compliance

Please bear in mind that Fazakerley Sharpe will require from any purchaser looking to offer on a property detail of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification.

Method of Sale

The property is offered for sale by Private Treaty.

