

Plot 2 Land On South Side Leigh Lane, Bury BL8 1RL
Auction Guide Price £40,000 - £50,000

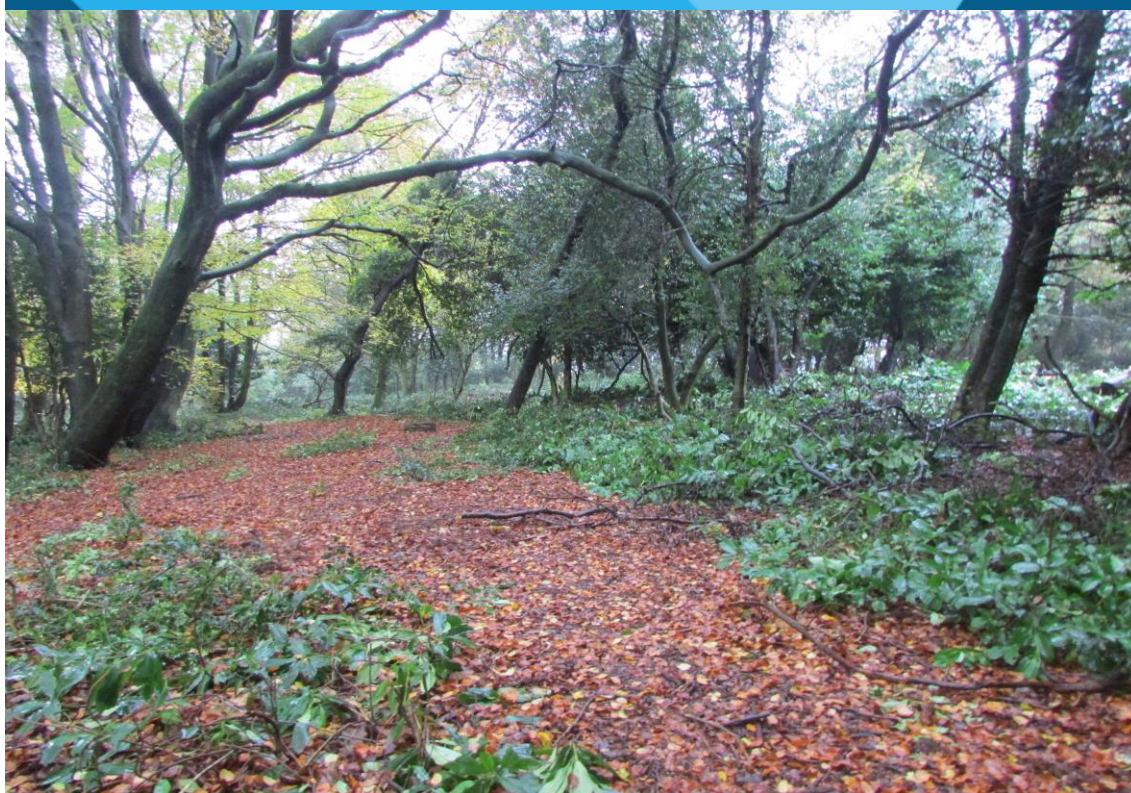


LOT 4

auction agent

THE PROPERTY

- Parcel Of Land Approx 2 Acres
- Located In BL8 In A Rural Setting
- Access From Leigh Lane
- Located Between Elton High School & Elton Vale Sports Club

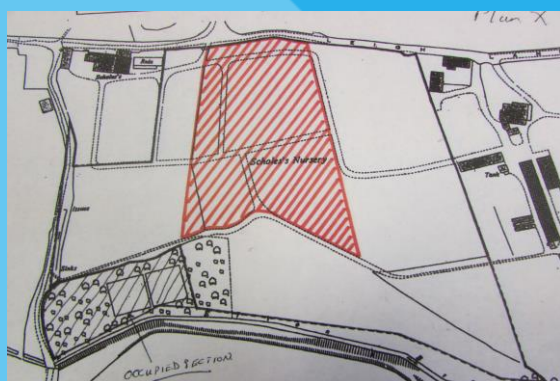


PROPERTY DESCRIPTION

For sale by auction on 2nd December 2019, start time 6.30pm at The Village Hotel, Bury, BL9 7BQ. Parcel of land approx 2 acres located in the BL8 area of Bury just off Leigh Lane. The land is accessed from Leigh Lane, located off Walshaw Road. The site is located in a rural setting between Elton High School to the North and Elton Brook running to the South of the land. There are a good selection of local amenities including schools, shops and transport links, whilst Bury town centre with tram links to Manchester is less than two miles away. Interested parties are advised to check with Bury MBC or on the Greater Manchester Spatial Framework website for further information regarding future planning. Auction guide price £40,000 - £50,000. Buyers are advised to check the legal pack before bidding. Plan updated 11th November. Auction finance available, contact the office for further details.

AUCTION AGENT

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Brochure Prepared

18.10.2019

Tenure

Freehold

Solicitor

Crompton Halliwell, Bury - Chris Brogan

Buyers Premium

The buyers premium on this lot is 1% of the purchase price plus VAT, or £1,295 + VAT = £1,554, whichever is greater.

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion of the sale.

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.