

Independent Estate Agents **Cardwells** Est. 1982

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BUILDING LAND, BURY OLD ROAD, AINSWORTH, BL2 5PF



- Large building plot for sale
- Green belt, semi rural location
- Demolition of existing garage
- Planning for 1 sizeable detached
- Contemporary design, 4 bedrooms
- Superb semi rural location
- Planning reference number 67459
- Viewing strictly by appointment



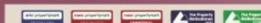
Offers in the Region Of £395,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



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A rare opportunity to purchase this large plot of land, in a great location. Planning permission was granted by Bury council in 2021 to demolish the existing garage/store building, to construct a contemporary detached family home. More detailed information can be found on the Bury council website, planning reference 67459. All viewings are strictly by appointment through Cardwells Estate Agents Bolton 01204 381 281 bolton@cardwells.co.uk The garage consists of three large rooms with windows and roller shutters. The land consists of a hard standing driveway to the front, which is accessed via Bury Old Road. The majority of the plot is grass paddock green belt land.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Viewings: All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

