



LAND OFF BENTLEY HALL ROAD
Bury, BL8 3PH
Auction Guide £250,000

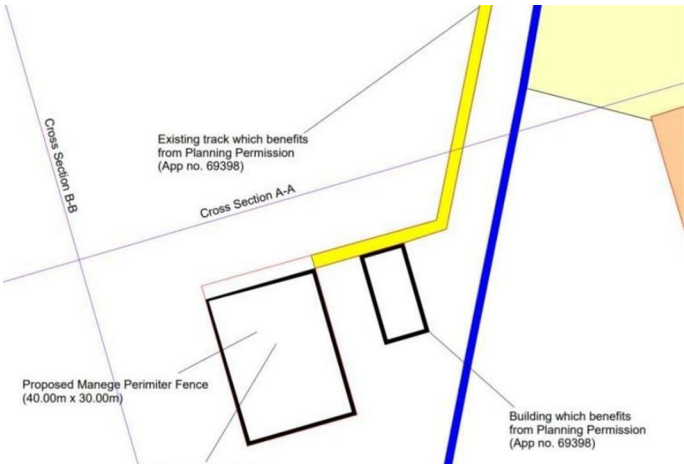
LAND OFF BENTLEY HALL ROAD

Property at a glance

- OVER 25 ACRES OF LAND
- SUBSTANTIAL AGRICULTURAL BUILDING (APPROX. 80FT X 40FT) & STABLE BLOCKS
- PRIOR APPROVAL GRANTED FOR A FURTHER AGRICULTURAL BUILDING
- PLANNING FOR A MENAGE WITH GROUND WORKS STARTED

For sale via Pearson Ferrier Auctions starting Tuesday 10th February, bidding will be on the Pearson Ferrier website and you can register to bid now. A Freehold parcel of land measuring approx. 25 acres. The plot has a newly constructed 80ft x 40ft steel frame agricultural building, four newly constructed timber stables and permission for an equestrian menage (50m x 30m) and an additional agricultural building. The land is split in to separate field enclosures and is fenced off with timber posts and wire fencing. For planning permissions and the prior approval notices please visit Bury Council planning and check references 69398, 70524 and 71102. The land is ideal for a smallholding or equestrian facility and is well placed for Bury & Bolton. There is a small section of land in the South West corner that is rented to a local golf club at £250pa. There is also a public right of way in the South West corner that is displayed on the plan. There is also a mains water pipe running under the land. For further information please contact Pearson Ferrier Auctions on 0161 764 4440. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.





Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

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