



LAND AT BEVIS GREEN WORKS BENTLEY LANE

Bury, BL9 6RE

Auction Guide £100,000

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Property at a glance

- GUIDE PRICE £100,000 - £120,000
- APPROX. 16 ACRES OF LAND (NOT FORMALLY MEASURED)
- LOCATED OFF BENTLEY LANE NEAR WALMERSLEY GOLF CLUB
- A MIXTURE OF GRASSLAND & WOODLAND

For sale via Pearson Ferrier Auctions starting Tuesday 9th September, bidding will be on the Pearson Ferrier website and you can register to bid now. Land located in the Walmersley/Nangreaves area of Bury, close to Walmersley Golf Club. The land is split in to two parts with the main plot fronting on to Bentley Lane, with a small parcel being located behind houses on Bentley Lane (see the title plan for full details). We believe that the land is approx. 16 acres in size, although it hasn't been formally measured and buyers are advised to make their own enquiries to ascertain the exact size. The main plot fronts on to Bentley Lane with various access gates and comprises a mixture of grassland and woodland. The land is currently green belt and any enquiries regarding usage or potential planning are to be directed to Bury MBC. For full details on the title please view the legal pack as the outlines in the advert are for indicative purposes only. To access the main part of the land travel along Walmersley Road, turn on to Walmersley Old Road, then turn to the right on to Bentley lane. For sat nav use the postcode BL9 6RZ. Please note that there are public rights of way on the land. Please note that the seller received a notice dated 23rd June 2025 which is available to download in the legal pack regarding occupation of the Property. The seller has no knowledge of the apparent occupation from the apparent occupier and has never received any rent or any monetary consideration in respect of the occupation. Please see the legal pack for full details provided. Guide Price £100,000 - £120,000. 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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