

BURY - 3 miles

BOLTON – 3 miles

34 acres Meadow & Pasture
At Plane Trees Farm
Bradley Fold Road
Ainsworth
Bolton
BL2 5QR

Lot 4 - 16.38 acres & planning permission for agricultural building - £150,000

Lot 5 - 17.6 acres - £140,000



Two very desirable and well located parcels of productive agricultural grassland. Of interest to investors, amenity and agricultural buyers alike. The land is located to the east and west side of Bradley Fold Road both having roadside access formerly part of Plane Trees Farm. The land is in good heart, well fenced and has the benefit of DEFRA'S Basic Payment Scheme entitlements. Viewing at any time in daylight hours with a copy of these details. For sale freehold with vacant possession by private treaty.

Selling Agents: Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe,
BB7 4LH. Tel: 01200 441351 Fax: 01200 441666

Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rtturner.co.uk

Royal Oak Chambers, Main Street
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rtturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: kendal@rtturner.co.uk

VAT Reg. No. 636 2413 54

Lot 4 - 16.38 acres with Planning Permission for agricultural building

Shown edged green on the attached plan having the benefit of planning permission for a 60' x 40' general purpose steel portal frame building passed under application number 51307 of Bury Metropolitan Borough Council granted in 2009. Access is directly off Bradley Fold Road via a field gate to the north westerly boundary. A material start has been made to the building in the laying of a concrete base in line with the planning permission. Mains water and electric is in close proximity to the foundations. The land is well fenced and hedged with a natural water supply and has its most southerly boundary adjoining Bury New Road. The land is capable of mowing and grazing and has the benefit of DEFRA'S Basic Payment Scheme entitlements should the successful purchaser qualify. The purchaser is required to erect a stockproof fence from points A-B on the attached plan.

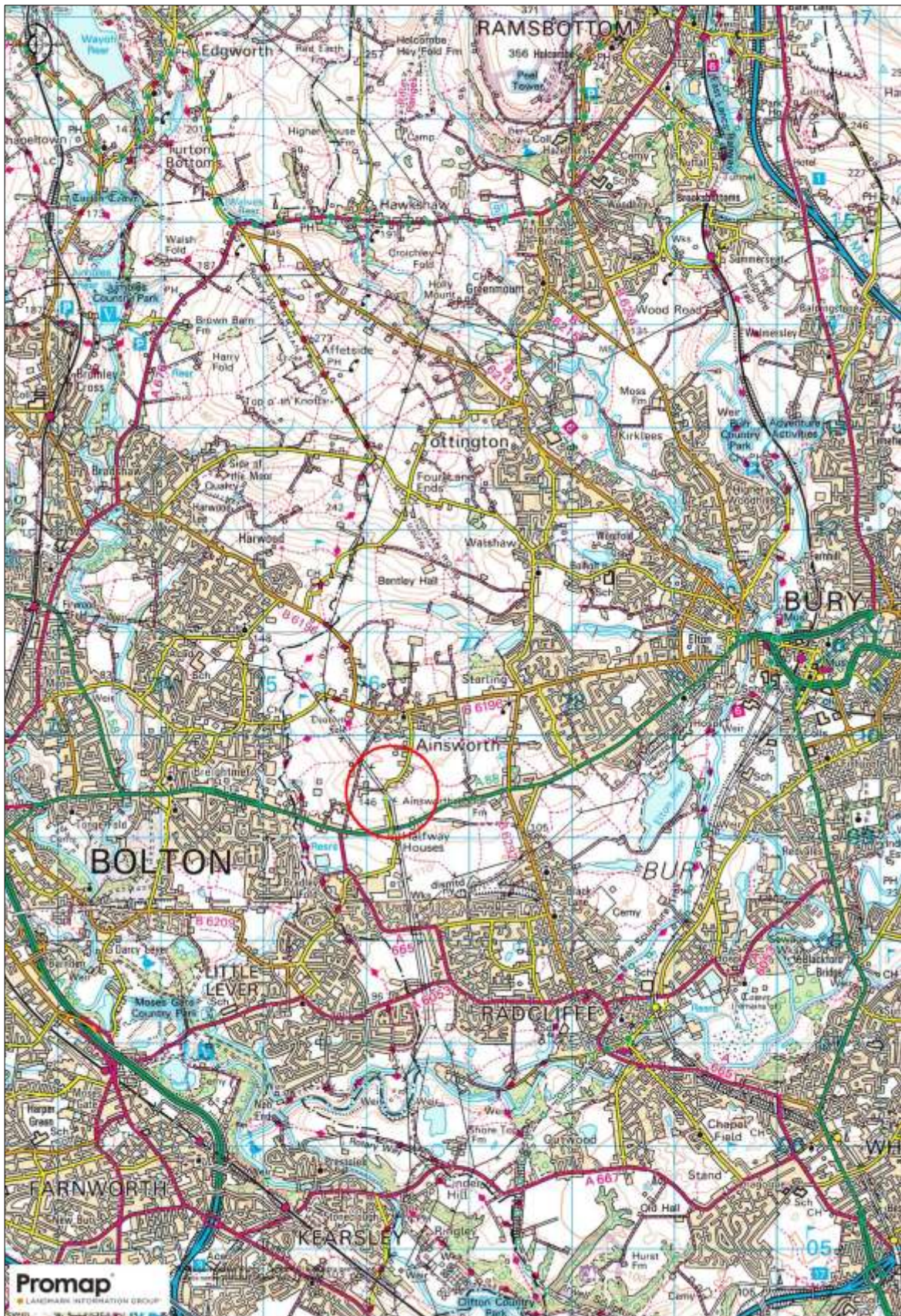


Lot 5 - 17.6 acres

Shown edged pink on the attached plan. Split in to four parcels the land is well drained, fenced and in good heart. Capable of cropping for hay and haylage twice a year and grazing all year round. The land has two roadside access points on to Bradley Fold Road via field gates, indicated on the attached plan. Mains water is located along the roadside pavement and available for connection by application to the water authority. A split along the middle boundary may be available by negotiation. The land is sold with the benefit of DEFRA'S Basic Payment Scheme entitlements should the successful purchasers qualify.

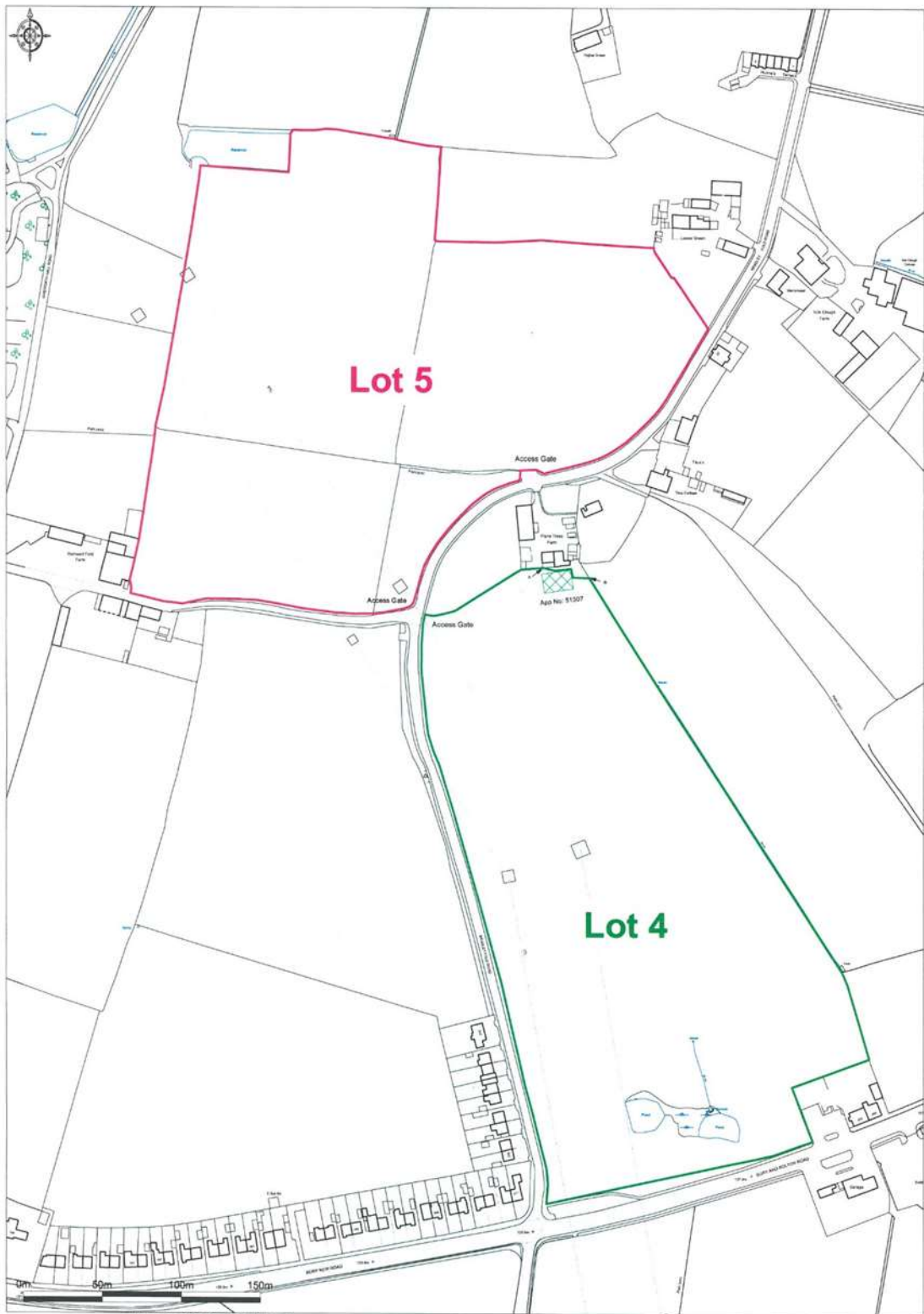


Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.



MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.



Promap
Landscape Architecture Group

Ordnance Survey © Crown Copyright 2018. All rights reserved.
License number 100027673. Printed Scale: 1:2500

Richard Turner & Son scale 1:2500 at A3