



Cheetham Close

Turton, Bolton

Lancashire

BL7 0HE

45 acres

offers over £250,000

A rare opportunity to purchase an agricultural holding with land and buildings on the outskirts of Bolton. Set in a desirable and elevated location within its own ring fence this property will appeal to the agricultural, environmental, sporting and lifestyle buyers alike. The property provides a range of pasture, woodland and sporting opportunity with ponds and a 3150 sq ft agricultural building.

Viewing by appointment only.

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH

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Description

Cheetham Close is located on the outskirts of Bolton inbetween Egerton and Edgeworth bordering the grounds of Turton Tower. Access is off Chapletwon Road via the entrance to Turton Tower museum, take the hardcore road over the railway bridge and bear right uphill where the land and buildings are located on the left.

The property comprises of a right of way over a hardcore track to the entrance gate which opens out into a larger hardstanding or yard area. The general purpose steel portal frame building is 3 bay approximately 45' x 35' with two 15' leanto buildings on the north and south elevations. The building has a concrete floor throughout, concrete block clad to the lower half and Yorkshire board timber cladding to the upper half and a corrugated fibre cement roof.

The land rises up behind the building and is shown on the attached plan edged red.

Extending to approximately 45 acres, comprising a mixture of pasture, rough grazing, woodland and water features. The land benefits from good boundary walls and fences and is registered with Defra for basic payment scheme entitlements. Entitlements are included within the sale and shall be transferred over to the successful purchaser at the relevant transfer window in 2021. All sporting rights are included with the sale.

Services

No mains water, no mains electric, natural spring water supply on site for livestock purposes.

Tenure

Sold freehold with vacant possession given on 1st February 2021 at the vacation of the current grazing tenant.

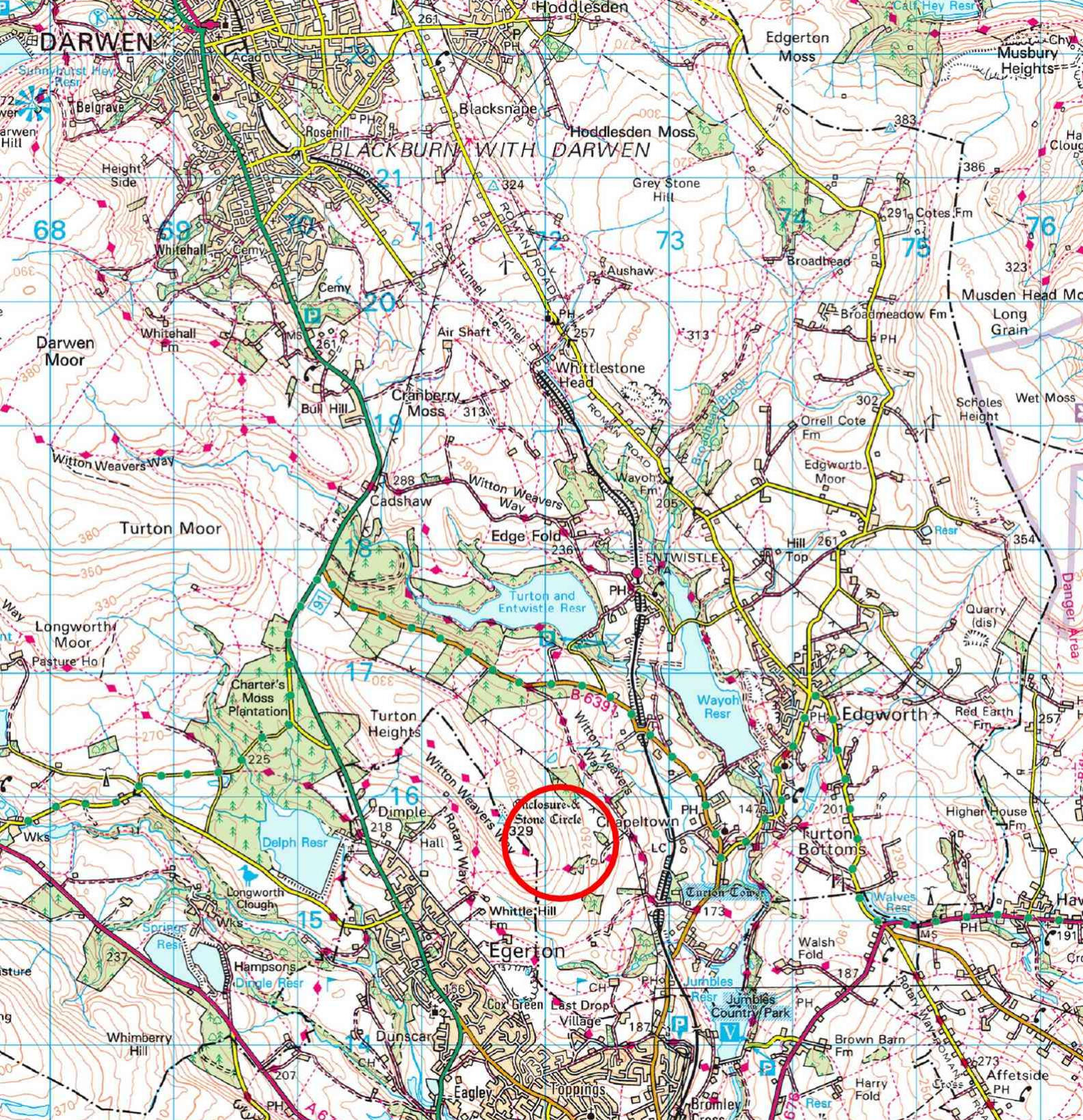






Plan of Land





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