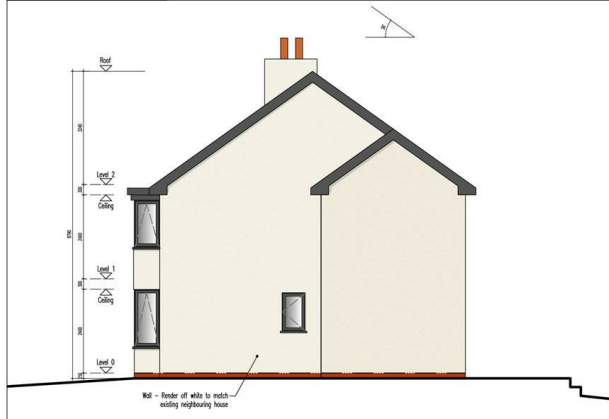


Land Adjacent to, 71 Church Street, Blackrod, Bolton, BL6 5EE

ELEVATION - FRONT



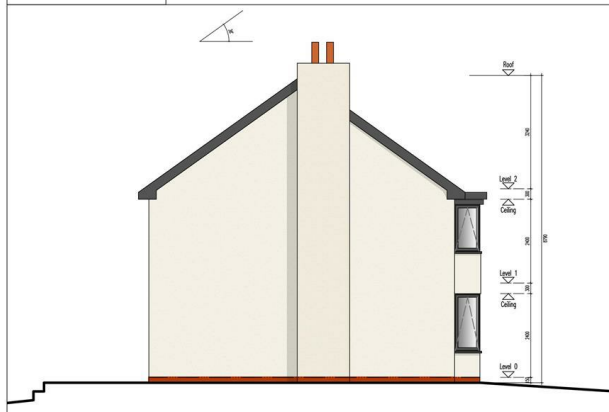
ELEVATION - SIDE 1



ELEVATION - REAR



ELEVATION - SIDE 2



2. All dimensions are to be checked on site and set-out, prior to manufacture, purchase of furniture, fabrication or construction. Any discrepancies are to be brought to the attention of MDA Design Ltd.
3. MDA Design Ltd will not accept any responsibility until the necessary construction and on site checks have taken place.
4. DO NOT ORDER MATERIALS FROM THE DRAWINGS. Materials to be ordered from site measurements.
5. The copyright for this drawing and design shall remain the property of MDA Design Ltd.
6. This drawing is not to be reproduced without the written permission of MDA Design Ltd.



MDA DESIGN
www.mda.co.uk
01204 275185

PROPOSED ELEVATIONS

71 Church Street
Blackrod
Bolton
BL6 5EE

Scale	1:100 @ A3	Drawing No.	D0260/106	Rev.	-
Date	30/04/2025	Drawn By	JLF		

Auction Guide £100,000

BUILDING PLOT FOR SALE

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Building plot which has planning permission for a three bedroom detached property located on Church Street in Blackrod, Close to Local Shops, Schools and Transport Networks. The planning portal details can be found using the following number 20832/25 any further queries can be asked via the office.

- Building Plot
- Plans Available using the following number 20832/25
- Open Plan Living
- Planning for 3 Bedroom Detached
- Close to Local Shops, Schools and Transport Networks
- Ideal Project



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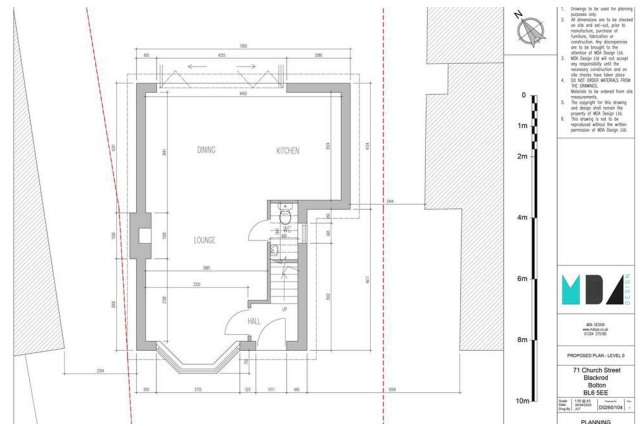
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	