



WALTON FOLD, EDGWORTH, BL7 0QB



- Stone cottage requiring comprehensive works
- Beautiful rural position, lovely views
- Two excellent sections of land/garden
- On the outskirts of Edgworth Village
- No gas, water supply or drainage
- Sold by auction, no upward chain
- Parking available on the land
- Ideal for builders/property speculators Etc



Auction Guide Price £150,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

BURY

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LETTINGS & MANAGEMENT

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A unique opportunity to purchase a country cottage in need of complete renovation, enjoying generous grounds/land, the type of which that is rarely found in this price bracket. Situated in a beautiful location, there are fabulous views to the front, generous garden areas behind the property, which may be suitable for parking and additional land over the road. There is so much potential with both the house and the land that parking for numerous cars can easily be accommodated and the property will still enjoy superb gardens. As can be seen from the photographs and the video, comprehensive works are essential to make the property habitable. Though this is a superb opportunity to improve, update and add value to a home to your own tastes and specifications. The property is on the outskirts of Edgworth Village and is surrounded by beautiful countryside, farm land and the West Pennine Moors. Whilst Entwistle train station is nearby, which directly serves: Manchester, Salford, Bolton, Bromley Cross, and Blackburn, so although rural, is very well connected, of course all of the amenities of Edgworth such restaurants, sports clubs and recreation and beautiful reservoirs are all within easy reach. The accommodation briefly comprises: entrance vestibule, living room, dining room, kitchen, first floor landing, two bedrooms and a bathroom. To the front of the property there is a timber shed and the generous land/garden areas do need clearing. We have been advised by a neighbour that there is no water supply to the property and there is no drainage system in place. We encourage all parties to satisfy themselves regarding any matters they deem important prior to bidding and the auction. A full auction pack will be available via our partner auctioneers, Pugh and co. In the first instance, a walk-through viewing video is available to watch and then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwell.co.uk or visiting www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: At the time of marketing Cardwells estate agents Bolton are waiting for clarification of the tenure.

Council tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2016

Flood risk information: Cardwells estate agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

Quotes from correspondence: On the 8th April 2024 a neighbour to the property emailed Cardwells Estate Agents Bolton, the auctioneers and the solicitors regarding this property, and in the interests of transparency we are sharing direct quotes.

Quote 1: "There is a bathroom and toilet in the property but the waste water and sewage has not been connected to anything".

Quote 2: "Having lived next door to the property for 35 years and my wife's family has lived there for 65 years, I can state categorically that there has never been any septic tank or sewage disposal on the site."

Quote 3: "There is a septic tank on our land that serves the top row of cottages on Blackburn Road but 8 Walton Fold has no access to it and never will have. There is simply not enough land around the property to accommodate a septic tank or sewage treatment system that would allow it to comply with current regulations."

Quote 4: "The trees therefore have a financial liability as they have been left to grow to a dangerous height"

Thinking of selling or letting in Bolton: If you are thinking of selling a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or

appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd



