



FOR SALE

**FISHING LODGE
A RARE OPPORTUNITY**

2.1 Acres



MIDDLETON
North Manchester
M24

LOCATION

The site is located at the junction of *Stakehill Lane* and *Thornham Lane, Middleton, Manchester*. The boundaries are shown on the copy of the ordnance survey sheet. The surrounding area is farmland.





Middleton, North Manchester

DESCRIPTON

The site occupies an area of **2.1 acres** on which the pond offers a surface area of **0.72 acres**, with a perimeter of **207 metres** approximately. There is pedestrian access currently from *Stakehill Lane*, although additional access facilities may be provided. The land undulates slightly.

TENURE

The area is held freehold and free from chief rent and is currently let to Medlock Bridge Angling Club for a period expiring on 20 April 2015, at a current rental of **£1,000 per annum**. A copy of the lease document is available in this office.



TERMS

We are looking to receive best offers for the site by 12 noon on 7 May 2010. The offers should take into account that it will be the purchaser's responsibility to erect, within 4 weeks of completion, a stock proof fence between points A-B on the Ordnance Survey Sheet.

Bids are, therefore, now requested by the due date in the following manner:-

- Address all letters for the attention Stuart F Beesley at Beesleys Chartered Surveyors, Rossetti Place, 6 Lower Byrom Street, Manchester, M3 4AP or send faxes to 0161 839 2737.
- Clearly indicate the level of bid in numbers and words.
- All bids are to be submitted in a monetary value and should not be made with reference to another bid.
- All bids will be considered for a purchase of our client's interest in the property, as highlighted in the above details.
- Offers are invited, Subject to Contract only.
- The bid should indicate the proposed time-scale for exchanging and completion. We anticipate from the date of acceptance, 4 weeks to exchange contracts and then 4 weeks to complete.
- The bid should indicate the level of deposit, although this is assumed to be 10% on an unconditional exchange.
- Proof of funding should be provided. If your intention is to fund the purchase via borrowing, please confirm that you have an unconditional offer of funding and provide the identity of the lender etc.
- My client reserves the right not to accept the highest bid or, indeed, any bid submitted.
- Whilst each party will be responsible for their own legal costs, the bid should reflect that there will be, in addition to the bid price, a buyer's premium equivalent to 7½% of the bid price to contribute to our client's disposal costs.