PALACE AUCTIONS

LONDON



LOT 2

Land at Oak Avenue

KINROSS CLOSE · RAMSBOTTOM · BL0 9UY

A level, freehold parcel of land within an established residential area of Ramsbottom, near Bury

GUIDE PRICE*

£350,000

*Plus buyer's premium. See Important Notices.

AUCTION

Wednesday
28 October 2026

Unless sold prior

VENUE

Claridge's

Brook Street, Mayfair, London W1K 4HR

THE LAND

A blank canvas in Ramsbottom

A regular, level parcel of freehold land adjoining established housing on Oak Avenue and Kinross Close, in the Bury Metropolitan Borough.



Freehold	649	Level	Vacant	BL0
TENURE	SQ M (APPROX.)	SITE	POSSESSION	RAMSBOTTOM

Description

The land lies directly alongside existing homes on Oak Avenue and Kinross Close. It is regular in shape and level, and is currently vacant grassland, with mature hedgerows and fencing along its boundaries.

The site is stated to extend to approximately 6,987 sq ft (649 sq m). Its position within an established residential area makes it of interest to builders, developers and private buyers looking to create a single home with generous gardens or a small residential scheme, subject to planning permission.

There is no planning permission for development at present. Buyers must make their own enquiries of Bury Metropolitan Borough Council.

KEY FEATURES

- Freehold parcel of land, sold with vacant possession
- Regular, level site
- Adjoins established residential housing
- Mature hedgerows and fenced boundaries
- Road frontage to Oak Avenue
- Potential for residential use, subject to planning
- Close to Ramsbottom town centre, schools and shops

THE SITE

The land from above



SITE OUTLINED IN YELLOW. FOR IDENTIFICATION ONLY.



AERIAL VIEW OF THE SITE AND ITS SURROUNDINGS

The land sits between Oak Avenue to the south and the gardens of homes on Summerseat Lane to the north, with open green space to the east. It lies at an elevation of about 141 to 146 metres. Neighbouring residential roads include Haworth Avenue, Beauly Close, Aviemore Close and Hawthorn Avenue.

The boundaries shown are indicative only. Buyers must check the extent of the land against the title plan in the legal pack.

LOCATION & PLANNING

The land and its setting

LOCATION

Ramsbottom, Greater Manchester

Ramsbottom is a popular market town in the Irwell Valley, within the Bury Metropolitan Borough. It is known for its independent shops, restaurants and the East Lancashire Railway, with the West Pennine Moors close by. The town is well connected to Bury, Bolton and the wider Manchester area by road and public transport.

SCHOOLS	St Joseph's RC Primary and St Andrew's CE Primary nearby
SHOPPING	Aldi, Asda, Co-op, Lidl, Morrisons and Tesco within easy reach
TRANSPORT	Bus links to Bury and Manchester; road access to the M66

Planning

The land falls within the area of Bury Metropolitan Borough Council, the local planning authority. It is sold without planning permission. Any development will need planning consent, and buyers should check the current development plan, any constraints and the planning history on the council's planning portal before bidding.

Market context

Recent sales in the BL0 9UY postcode have averaged around £369,750, with the highest recorded at £457,000. Figures are for guidance only, and buyers should take their own advice on values and build costs.

Viewing

The land may be inspected from Oak Avenue at any reasonable time during daylight hours. Anyone entering the land does so entirely at their own risk.

SALE DETAILS

Buying this lot

AT A GLANCE

Lot 2

ADDRESS	Land at Oak Avenue and Kinross Close, Ramsbottom, Bury BL0 9UY
PROPERTY	Freehold parcel of land
GUIDE PRICE	£350,000*
SITE AREA	Approximately 6,987 sq ft (649 sq m)
AUCTION	Wednesday 28 October 2026
VENUE	Claridge's, Brook Street, Mayfair, London W1K 4HR
METHOD	In the room, online, by telephone or by proxy. Unless sold prior.
CONTRACT	Unconditional. Exchange on the fall of the hammer.
DEPOSIT	10% of the purchase price, payable on exchange
COMPLETION	As set out in the Special Conditions of Sale

LEGAL, SERVICES & FEES

Before you bid

TENURE	Freehold, with vacant possession on completion
LOCAL AUTHORITY	Bury Metropolitan Borough Council
PLANNING	None. Sold subject to planning for any development.
SERVICES	Not known. Buyers must make their own enquiries of the utility providers.
BUYER'S PREMIUM	2% of the purchase price, minimum £2,000 + VAT
CONTRACT DOCUMENTS	£850 + VAT
VIEWINGS	From Oak Avenue at any reasonable time in daylight hours

How to bid

1. **Register** with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
2. **Complete ID and anti-money-laundering checks.** You must be approved before you can bid.
3. **Read the legal pack**, the Special Conditions and any addendum, and take advice from a solicitor.
4. **Arrange your funds** so you can pay the 10% deposit and fees on exchange and complete on the contract date.
5. **Bid.** If yours is the winning bid, contracts exchange straight away and the sale is legally binding.

IMPORTANT NOTICES

Please read before bidding

Guide price and reserve. A guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the seller's minimum acceptable price at auction and is confidential between the seller and the auctioneer. It will normally be within the guide range or no more than 10% above a single-figure guide. Both may change up to the day of the auction.

Fees and additional costs. Besides the purchase price, the buyer must pay the buyer's premium and the contract documents charge on exchange. The Special Conditions may also require the buyer to pay other costs, such as the seller's searches or legal costs. Buyers should also budget for Stamp Duty Land Tax, their own legal fees and any finance costs.

Land and planning. No planning permission is offered with this lot. Buyers must satisfy themselves on planning, access, services, ground conditions, boundaries and any rights or restrictions affecting the land before bidding.

Particulars. These particulars are a general guide only and do not form part of any offer or contract. Descriptions, measurements, site areas and plans are given in good faith and are believed to be correct, but buyers must not rely on them as statements of fact and should satisfy themselves by inspection or otherwise.

Legal documents. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions of Sale and any addendum, and to have made all enquiries before bidding.

Anti-money-laundering. Palace Auctions must check the identity of every bidder and the source of their funds under the Money Laundering Regulations 2017.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

Offers before auction. The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

VIEWINGS · LEGAL PACK · OFFERS

Palace Auctions London

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