

TO LET BY INFORMAL TENDER



Armitstead
Barnett

High Rid Reservoir, High Rid Lane, Horwich, Bolton, BL6 4LD

Tender Deadline: 12 noon Wednesday 15th April 2026





Location Plan

High Rid Reservoir High Rid Lane, Horwich, Bolton BL6 4LD

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- Rare opportunity to lease a well-established recreational site in a prime and accessible location.
- 24.63 acre (9.97 hectare) Reservoir featuring approximately 1,300m of stone banking.
- Multi-purpose porta cabin suitable for a range of uses, including Café or Restaurant, Education or Recreation Centre, Business Offices, Retail space or alternative commercial operations (subject to consents). Additional ideas welcome.
- Welfare facilities, including separate porta cabin with 1 accessible WC and 2 general WCs.
- Additional porta cabin providing changing room facilities.
- Eight on site storage containers offering ample operational and equipment storage capacity.



An exceptional opportunity to lease a stunning 24.63 acre (9.97 hectare) reservoir set within an attractive and accessible location, offering approximately 1,300m of stone banking. The site presents a unique blank canvas for a wide variety of leisure, commercial, community, or mixed-use ventures, with no specific end use prescribed. Interested parties are invited to bring forward innovative, imaginative, and commercially robust proposals, subject to obtaining any necessary consents.

The reservoir itself provides an impressive natural asset suitable for a broad range of water-based or land-based activities, while the extensive stone banking offers practical circulation around the water's edge. The scale and setting of the site make it well suited to destination-led schemes, outdoor recreation, environmental initiatives, or complementary commercial operations.

On site, a Porta Cabin is available with potential for conversion or use as a Café, Restaurant, Education or Recreation Centre, Business Offices, Retail Unit, or similar enterprise, offering operational flexibility. A separate Porta Cabin provides toilet facilities, comprising one accessible WC and two general WCs, and an additional Porta Cabin is currently arranged for use as Changing Rooms, supporting sporting, leisure, or activity-based proposals.

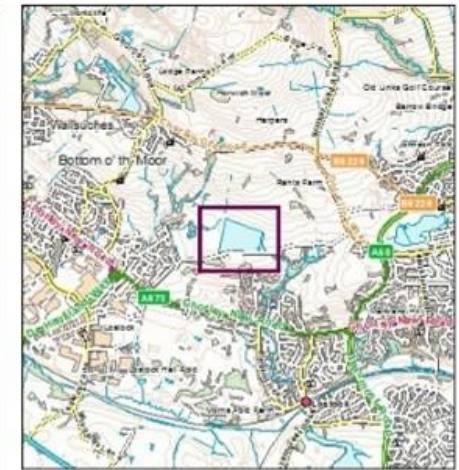
Eight storage containers are also available, providing valuable space for equipment, stock, or operational support

The opportunity is open to single or multiple occupiers. Joint ventures or complementary uses will be considered. This is a rare chance to secure a substantial waterside site with existing infrastructure in place, capable of accommodating a diverse range of forward-thinking and sustainable proposals.



Site Plan

For Identification Purposes Only



Location Plan Scale 1:50,000

Legend

- Location of Property
- Site Boundaries

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General Remarks:

Cabins on Site:

1 x kitchen unit including sink, seating area. Includes electrics.
 1 x W.C block, including 1 x accessible W.C and 2 x standard W.C's.
 1 x changing unit, with two separate rooms.
 1 x generator unit.
 8 x storage containers.

Sole & Multiple Users:

The site may be occupied by one or more users, and any agreement will reflect a multi-occupier environment where applicable.

The reservoir and associated facilities may be shared with other occupiers, and operational coordination may be required.

Permitted Use:

No specific end use is prescribed for the site; proposals should be commercially viable and compatible with existing and potential future uses.

Occupational Rights:

Occupation may be granted by way of a lease or licence, depending on the nature and exclusivity of the proposed use.

The duration and type of the agreement will be dependent on the successful occupier or occupier's.

Agreements may include break rights, water catchment provisions and termination provisions, particularly where safety, compliance or operational issues arise.

Additional Site Users:

Bolton Canoe Club & Bolton Mountain Rescue currently utilise the site, including part of the storage containers. These users also utilise the W.C. facilities from time to time. Any interested party would need to ensure that their proposed use can work alongside the existing occupiers.

Site Boundary:

The extent of the occupier's demise will be clearly defined, with

some areas potentially designated as shared or non-exclusive.

Health & Safety:

Occupiers will be responsible for complying with all health, safety and safeguarding requirements, particularly in relation to water-based activities.

Statutory, Legal and Local Authority Consents:

Occupiers must obtain and maintain all necessary planning permissions, licences, consents and approvals required for their proposed use.

Insurance:

Appropriate levels of Public Liability and Employers' Liability Insurance will be required, with the landowner indemnified where appropriate.

Repair & Maintenance Responsibilities:

Responsibility for maintenance, cleaning and repair will be allocated within the agreement, including arrangements for shared facilities.

Services:

Utilities and services may be shared, with costs apportioned in accordance with the terms of the agreement.

A diesel generator on site provides electricity. The site includes a private septic tank.

Nuisance, Pollution or Environmental Harm:

Use of the site must not cause nuisance, pollution or environmental harm, particularly in relation to the reservoir and surrounding land.

Signage Restrictions:

Restrictions may apply to signage, branding and external alterations.

Alienation:

Assignment, subletting or sharing occupation will be considered but subject to consent.

Rights Reserved by the Landlord:

The landowner reserves the right to carry out any works on site that are required for operational, safety or any other strategic requirements.

Viewings: Viewings may be carried out during daylight hours with a copy of the letting particulars to hand.

Plans: All plans are provided for identification purposes only.

Rights of Access, Easements and Wayleaves: The site is accessed by a right of access off Hid Rid Lane. The land also includes a well-used public footpath running adjacent to the reservoir.

Licence Fee: The Fee should be tendered for on a **pounds per annum** basis payable in one instalment at the start of any agreement granted.

Letting Process: To Let by Informal Tender, with a tender deadline of 12 noon, 15th April 2026.

Interested parties are requested to complete and return the Tender Form attached to Armitstead Barnett, 5 Church Street, Clitheroe, BB7 2DD by:

12 noon on 15th April 2026.

What3Words: //daydreams.warp.whom

Letting Agent: Simon Wells / Harry Slater of Armitstead Barnett LLP, 5 Church Street, Clitheroe, BB7 2DD

01200 411 155 / harry@abarnett.co.uk / simon.wells@abarnett.co.uk

SUBJECT TO CONTRACT

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract



North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
01995 603 180
garstang@abarnett.co.uk

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
01704 895 995
burscough@abarnett.co.uk

Cumbria

Lane Farm, Crooklands,
Milnthorpe, LA7 7NH
01539 751 993
cumbria@abarnett.co.uk

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
01200 411 155
clitheroe@abarnett.co.uk

Armitstead
Barnett

TENDER FORM

High Rid Reservoir, High Rid Lane, Horwich, Bolton, BL6 4LD

To: Armitstead Barnett LLP, 5 Church Street, Clitheroe BB7 2DD

I/We (insert full name(s))	
Of (full postal address)	
Post Code	Contact Telephone No(s)/Mobile
Email:	

I/We hereby offer the following fixed sum (s) to Let (Subject to Contract) High Rid Reservoir, High Rid Lane, Horwich, Bolton BL6 4LD on a Tenancy Agreement / Licence Agreement as described in the Letting Particulars prepared by Armitstead Barnett:

Offer: £(Per Annum)

(Words)(Per Annum)

**MUST BE RETURNED TO ARMITSTEAD BARNETT NO LATER THAN WEDNESDAY 15th April 2026 AT 12 NOON IN A PLAIN ENVELOPE STATING:
TENDER – HIGH RID RESERVOIR, HIGH RIDE LANE, HORWICH, BOLTON BL6 4LD**

We propose to utilise the site for the following:

(Please provide details of the intended site use, including any works you would like to carry out on the site and any comments or suggestions you wish to be considered together with your tender)

(please use additional sheets of paper as required).

I/We understand and confirm as follows:

That in submitting this offer I am/we are deemed to have read and understood the Letting Particulars and have inspected the property.

That the Landlord is not bound to accept the highest or any offer, or any combination of offers.

Proof of funds are enclosed.

Proof of identity is enclosed.

That the proposed use of the site is detailed within this tender.

Signed: _____

Date: _____