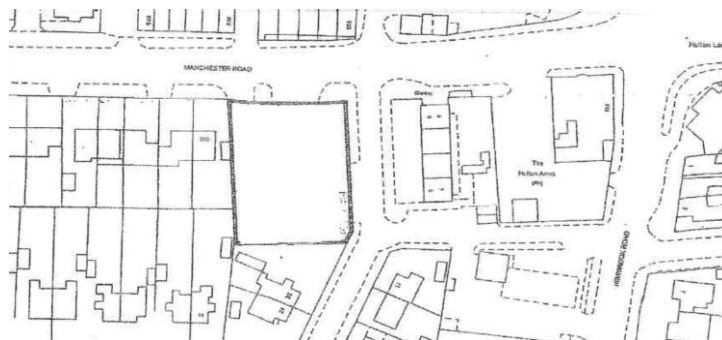




DEVELOPMENT SITE FOR SALE

**Land adjoining 970 Manchester Rd,
Over Hulton, Nr Bolton,
BL5 1EQ**



**With Planning Permission for 15 Apartments or
Suitable for 6 Semi Detached Houses**

General Description

An excellent development site with frontage to the main road and also frontage to the side road. (Rutherford Road) The site has Planning Permission for 15 apartments over three floors. The owner has also prepared a development proposal for 6 semi detached houses although this would be subject to a revised Planning Application. The site is close to local facilities, has main road presence and close to motorway junctions.

Planning

The approved Planning (reference 76055/06) for 5 two bed apartments (675 sq ft) to the ground floor, 6 two bed apartments (675 sq ft) to the first floor and 4 two bed apartments (675 sq ft) to the second floor (total 10125 sq ft) Externally there is proposed to be an enclosed courtyard with parking spaces. The entrance is gated and thus secure parking.

The potential scheme provides for 6 semi detached houses with two pairs fronting Manchester Road and one pair fronting Rutherford Drive.

Services

It is anticipated that all services will be available as the site has two road frontage.

Local Authority

Bolton Metropolitan Council

Purchase Price

Offers are Invited - Guide Price – £335,000.

Viewing

The site can be viewed from the road frontage.