



MAIN ROAD MIXED USE REDEVELOPMENT OPPORTUNITY ON 0.136 ACRE SITE

FOR SALE

**DEVELOPMENT LAND AT
235 MANCHESTER ROAD
BOLTON
BL3 2QP**

- ◆ Prominent roadside mixed use redevelopment site
- ◆ 0.136 acre site (cleared)
- ◆ Full planning permission for mixed use development (App No: 06781/19)
- ◆ Proposal comprises 3 no. retail units, 2 no. 1 bed apartments and 4 no. 2 bed apartments
- ◆ Income generated via advertising board (c. £1,000 per annum).
- ◆ Close to Burnden Retail Park, Aldi, Lidl, Asda Foodstore and JD Gyms
- ◆ Situated on public transport route approximately 1m from Bolton town centre
- ◆ OIRO £200,000 exclusive



LOCATION

The site is located fronting Manchester Road (B6536) approximately 0.5 miles South of Bolton Town Centre and close to the Porsche, BMW and Renault Dealerships, together with Burnden Retail Park, Lidl Supermarket and Aldi Foodstore.

This area of Manchester Road is currently subject to a number of new and proposed exciting developments.

Access to the A666 St Peter's Way is only 0.25 miles South leading to the regions motorway networks.

DESCRIPTION

Comprising a prominent and regular shaped and level (clear of all buildings), development site extending to approximately 0.136 acres.

The site benefits from full planning consent for the erection of a detached 3 storey mixed use building comprising 3 x retail units, 2 x 1 bed apartments and 4 x 2 bed apartments.

Full plans and supporting information is available at Bolton Council online Planning Portal. The planning reference number is 06781/19.

SITE AREA

We have scaled the site area using Promap and have subsequently calculated the following approximate site area:-

0.136 acres.

TENURE

Held freehold under title number MAN141457.

SALE PRICE

Offers in the region of £200,000 exclusive.

VAT

VAT may be applicable at the prevailing rate.

SERVICES

We have assumed that all mains services are to be available, however, prospective purchasers are advised to make their own enquiries in relation to the availability, capacity and location of such services.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.

Contact: Daniel Westwell or Andrew Kerr

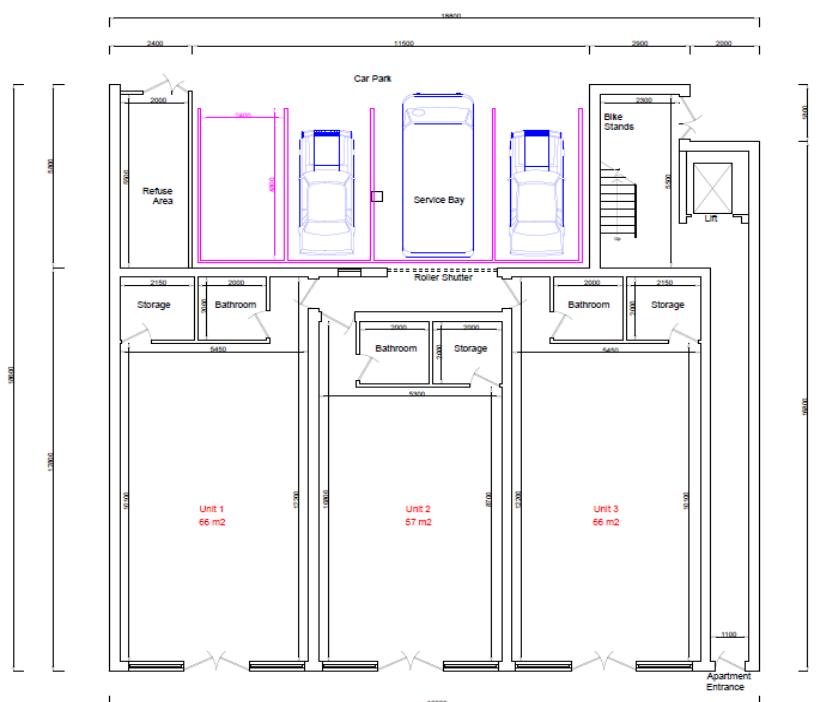
Telephone: 01204 522 275

Email: dwestwell@lambandswift.com or akerr@lambandswift.com

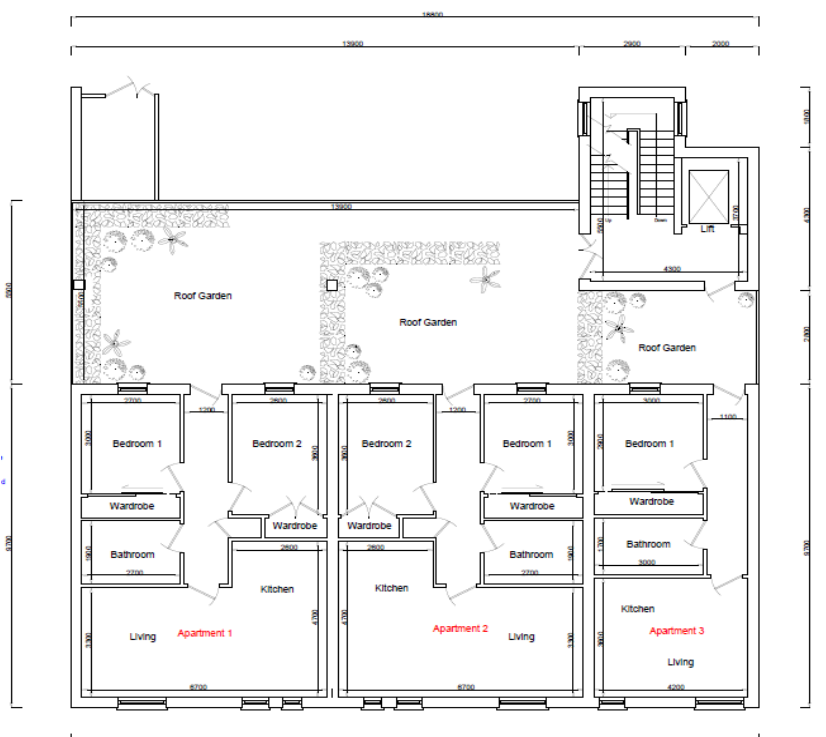
Website: www.lambandswift.com

Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



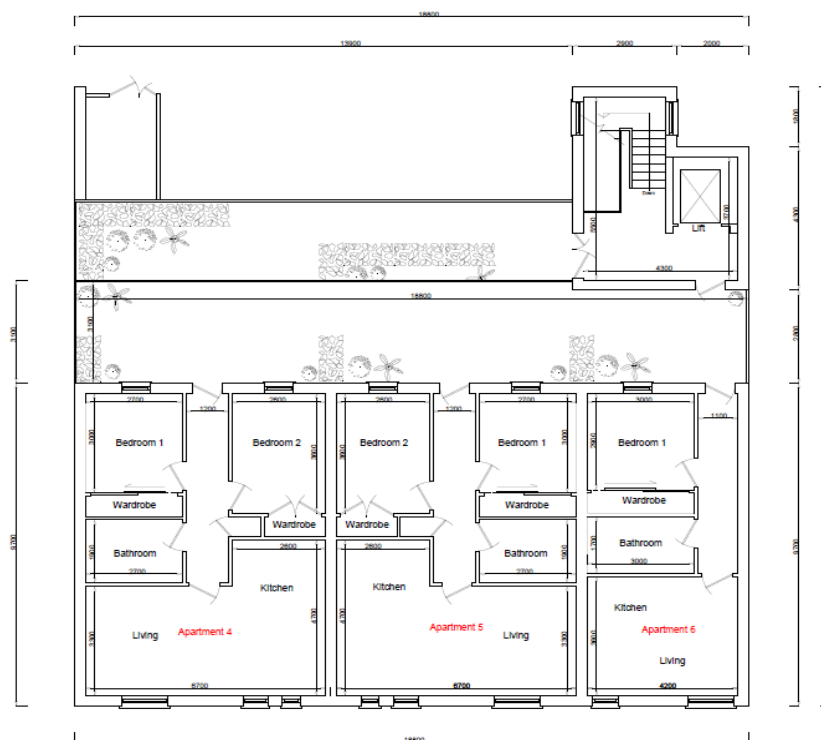
Proposed Ground Floor Plan



Proposed First Floor Plan

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Proposed Second Floor Plan



Proposed Front Elevation

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