

# Blackrod, lifestyle for the over 55's – Land for sale

Upon the instructions  
of Bolton Council

**Bolton**  
**Council**

**Bid Deadline: 5.00pm Thursday 12th June 2025**

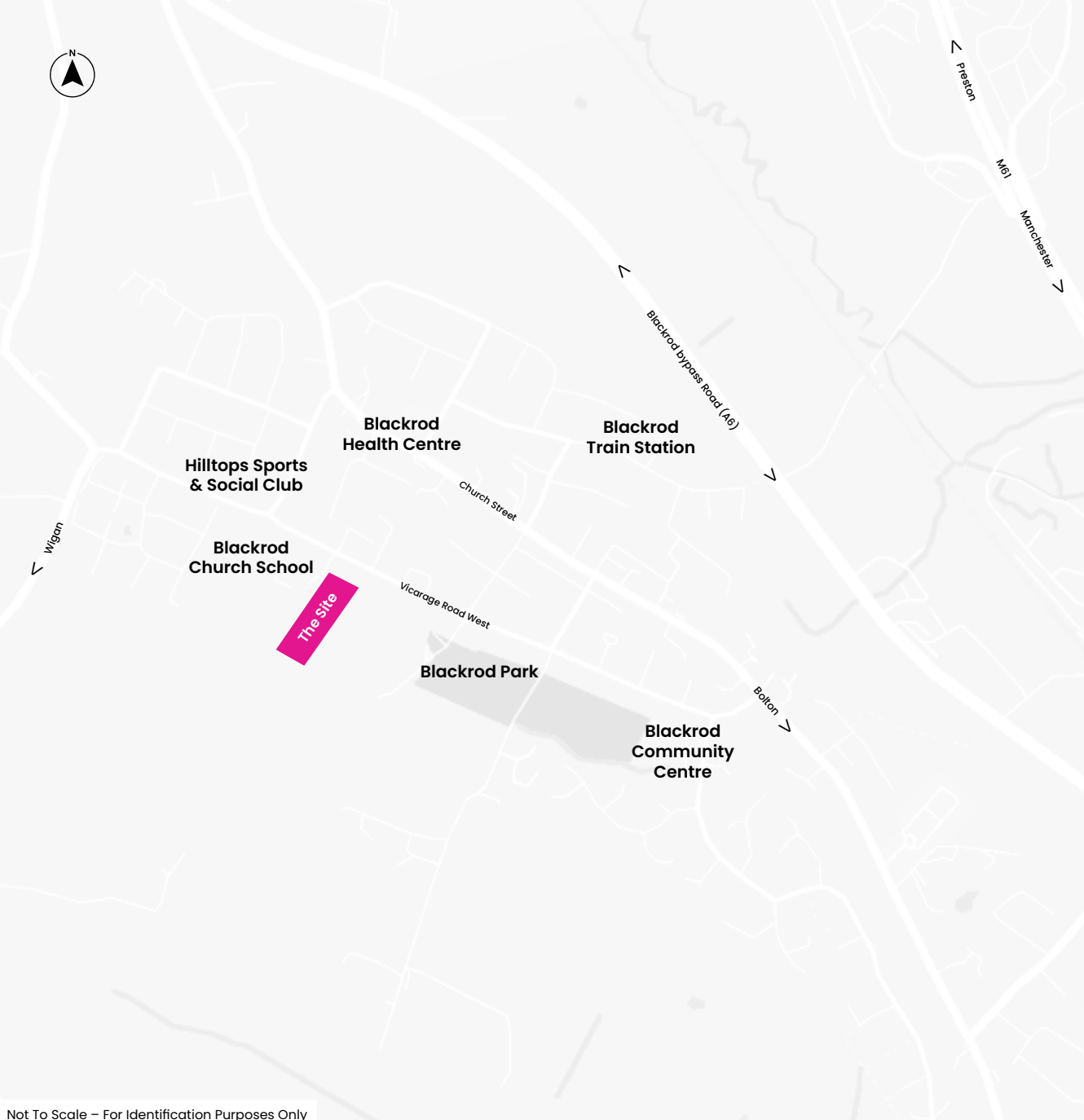


**Lamb  
Swift** &  
Commercial Property

- The allocated site at 0.6 ha (ca 1.48 Acres) is capable of accommodating between 20 and 60 units.
- The principal objective of the site is to provide housing to cater for the fit and independent over 55's already owning a home in Blackrod.
- The development will be ideal for residents who wish to remain living in Blackrod but want to down size property.

**Vicarage Road West  
Blackrod, BL6 5DE**





Not To Scale – For Identification Purposes Only



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**Blackrod** is a town and civil parish situated within the Metropolitan Borough of Bolton and is positioned 3.9 miles northeast of Wigan and 6.6 miles west of Bolton.

Blackrod is served by Blackrod railway station on the Manchester to Preston Line and has good links to the M61 motorway which runs between Preston and Manchester.

According to the 2021 census the town has a population of 5,345 with 45% of the residents over 50 years old.

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## PLANNING

Please refer to the specification below, taken from the Blackrod Neighbourhood Development Plan. Interested parties are advised to make their own enquiries of the Local Planning Authority.

## TIMING

Site is available with vacant possession.

## PRICE/TERMS

Offers invited for the freehold interest.

## SPECIFICATION

- The units shall be high quality, each with their own front door and self-contained, and should be a mix of 1-2 bed units.
- The units shall be compliant with BIF12; Lifetime Homes Design; HAPPI principles; and Secure by Design as well as the BNDP Design Standards
- It is envisaged that they will be in a single block and will be multi storey. Lifts would be required as appropriate.
- The overall height of the development shall be in keeping with the surrounding area.
- There shall be no individual gardens but rather a high quality communal landscaped area (South facing if possible) where members could sit out, etc, together with high quality landscaping surrounding the block
- There shall be a minimum provision of car parking for 60% of the residents.
- The block shall incorporate:-
  - A communal area for general use.
  - A multi-purpose room to be used for visiting community health and care professionals (e.g. community matron; district nurse; podiatry; physiotherapy; occupational therapy, etc.)
- Consideration shall be given to the provision of:-
  - A small bedroom unit incorporating a shower, toilet, etc. which is available to be booked out to visiting relatives/guests.
  - Communal laundry/drying room.

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## MARKETING AND MANAGEMENT

- In the initial sales process, priority shall be given to existing Blackrod home owners. There shall be a minimum period of 6 months of preferential exclusive marketing of the units to Blackrod residents.
- There shall be a central management scheme for the maintenance of the property fabric and supporting infrastructure, together with the roadways, car parking areas, and other communal areas, and an annual maintenance charge would be payable.

## OTHER CONSIDERATIONS

There shall be provision of 24/7 call support. This shall take the form of current best practice using modern technology as appropriate.

## CONTACT

Please contact sole agents, Lamb & Swift Commercial

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