

FOR SALE

LAND

0.078 HECTARES (0.194 ACRES)

Lamb & Swift
Commercial Property

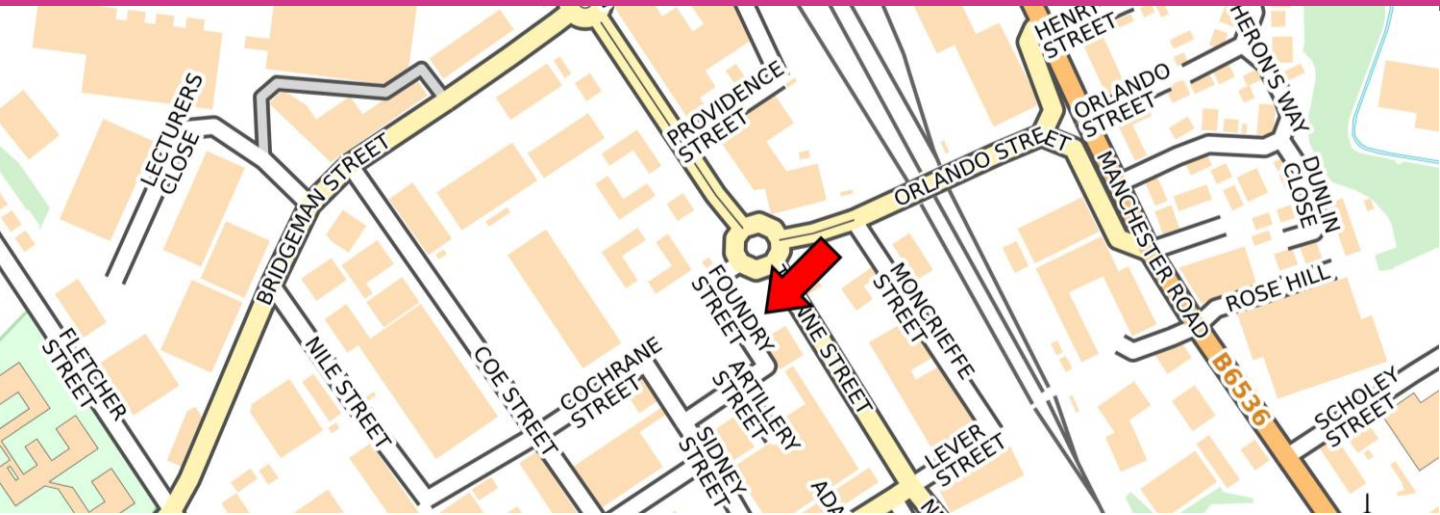
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**LAND AT
6-8 ORLANDO STREET
BOLTON
BL3 6BH**

£475,000

- Land to the south of Bolton Town Centre
- Close to Orlando Village student accommodation
- Established commercial area
- 0.078 Hectares (0.194 Acres)
- A scheme has been drawn up for a 6-storey, residential development. Please enquire for further details.



LOCATION

The subject land occupies a prominent location, at the roundabout junction of Thynne Street, Orlando Street and Foundry Street, approximately half a mile to the south of Bolton Town Centre.

The land is located within a predominantly commercial area, with industrial and office premises to the north, east and south. Orlando Village Halls of Residence, providing student accommodation for the University of Greater Manchester, is located immediately to the west of the subject land.

DESCRIPTION

The subject land is the former Cattle Market Hotel site, though there is no longer any building in situ. The site is cleared, with a part cobble stone surface, with the remainder being unmade and overgrown land.

The Land has potential for redevelopment (subject to planning) and could suit either residential, or commercial schemes. Our client has had a 6-storey residential scheme drawn up, please enquire for further details (elevations and layout at rear of this brochure).

The proposed redevelopment is the erection of a new six storey Mixed use building comprising one E(g)(i) Class of Use (Offices - 29m2) on part of the ground floor and six floors containing seventeen two bedroom C3(c) Class of Use residential apartments. (Total floor area 1476m2), together with on-site parking facilities.

Access to the land is currently via a double gate from Foundry Street, with additional road markings for an access from Thynne Street, though there is currently no gate to this side of the site.

ACCOMMODATION

DESCRIPTION	HECTARES	ACRES
LAND	0.078	0.194

TENURE

The land is held by way of a Freehold Title

Title No: GM870626

SALE PRICE

£475,000 is the asking price.

SERVICES

There are currently no mains services connected to the land.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

BUSINESS RATES

We understand that there is currently no Business Rates listing relating to this plot of undeveloped land.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

There is no EPC on the land as there are no buildings present on site.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Josh Morgan
Email: jmorgan@lambandswift.com

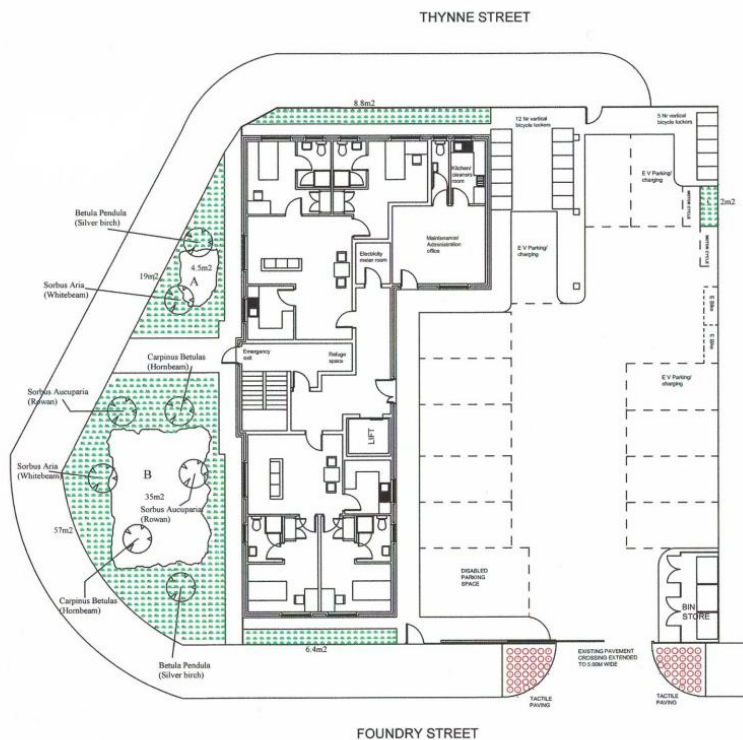
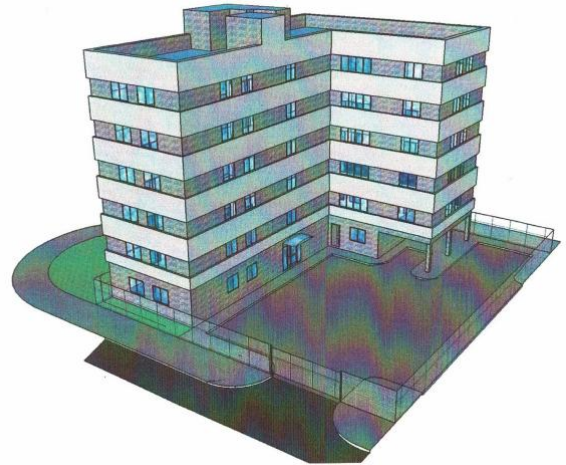
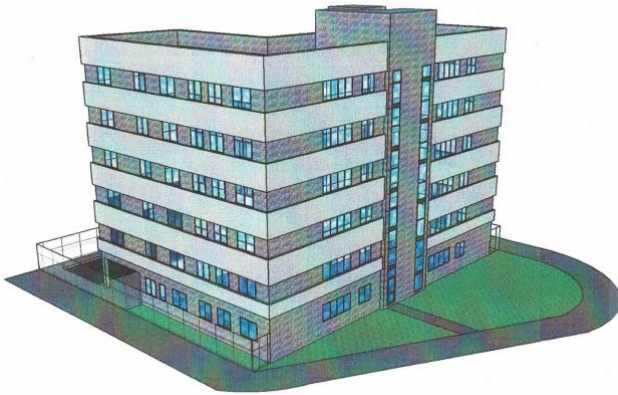
Lamb & Swift Commercial
179 Chorley New Road
Bolton
BL1 4QZ





DRAFT SCHEME – NO CURRENT PLANNING PERMISSION

Please enquire for further details.



Important Notice

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 nor 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 these 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.