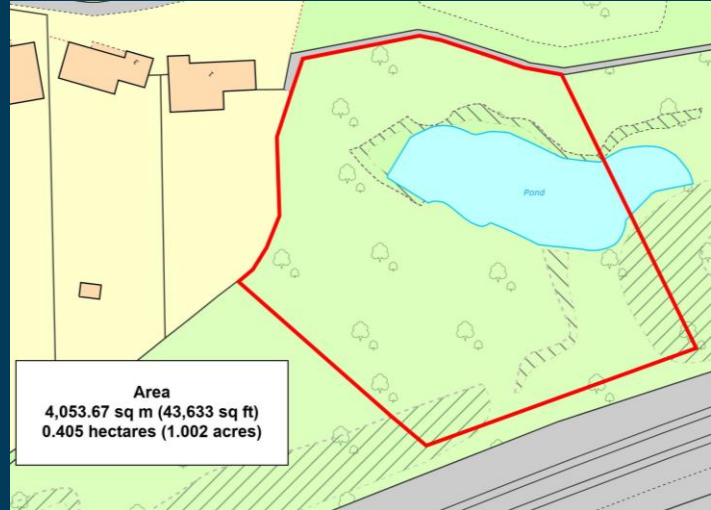


FOR SALE

RESIDENTIAL DEVELOPMENT SITE FOR 3
DETACHED DWELLINGS AND ACCESS
SITE AREA 1.002 ACRES

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



Area
4,053.67 sq m (43,633 sq ft)
0.405 hectares (1.002 acres)



LAND TO THE SOUTH OF
DENTDALE CLOSE
LOSTOCK
BOLTON
BL1 5XD

£950,000
Excluding VAT

- Existing planning approval under APP/N4205/W/19/3243960
- Highly regarded residential location
- Rare opportunity – would suit small developer
- Pre-commencement conditions discharged
- Situated within wildlife corridor
- Excellent amenities close by

LOCATION

The site is located within a highly regarded residential location in Lostock, with close by amenities such as Lostock train station and the 'outstanding' Ofsted report in May 2024 of Lostock Primary School – both within 400 metres.

Lostock lies to the west side of Bolton and Middlebrook Retail Park is only 0.75 miles west together with junction 6 of the M61 motorway. The A58 Beaumont Road ring road is 100 metres away.

See attached plan.

DESCRIPTION

A residential development site for 3 detached dwellings with direct access via Dentdale Close Lostock. There may be scope for an additional plot STPP.

Visual's and layout's of the dwelling types are shown in the brochure on pages 3 and 4.

The site is located within a wildlife corridor and has an interesting topography where the houses utilise the gradient for views across the Middlebrook corridor/Middlebrook valley trail.

Drone footage of the site is in the link below:-
https://youtu.be/yo_bzhMqink

SITE AREA

The site area is 1.002 acres.

TENURE

Freehold held under Title No: GM792250. The access to the plot is granted by way of a deed of easement in perpetuity from Bolton Council over land owned by them at Dentdale Close.

Copies available on request.

SERVICES

Mains services are available in Dentdale Close, Lostock, Bolton.

PRICE

£950,000 excluding VAT.

VAT

VAT is not applicable.

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

The site is open to view during daylight hours.

Joint Agents:-

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

Telephone: 01204 522275

Contact: Nick Swift
Email: nswift@lambandswift.com

PLM Sales and Lettings
Tudor House
599 Chorley New Road
Bolton
BL1 6BL

Telephone: 01204 383700

Contact: Marilena Manfredi
Email: Marilena@plmsalesandlettings.co.uk







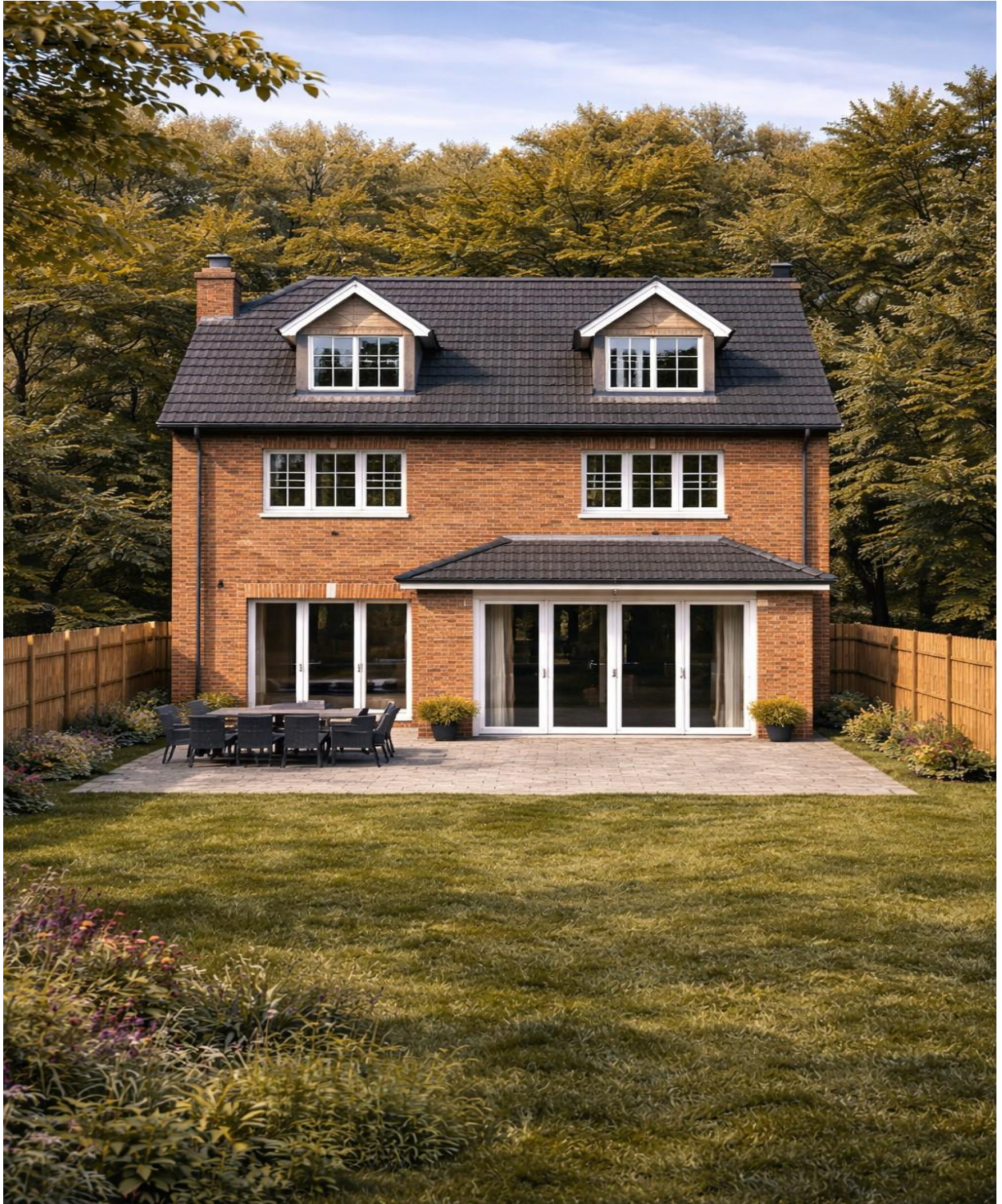
Site Access

Site Access

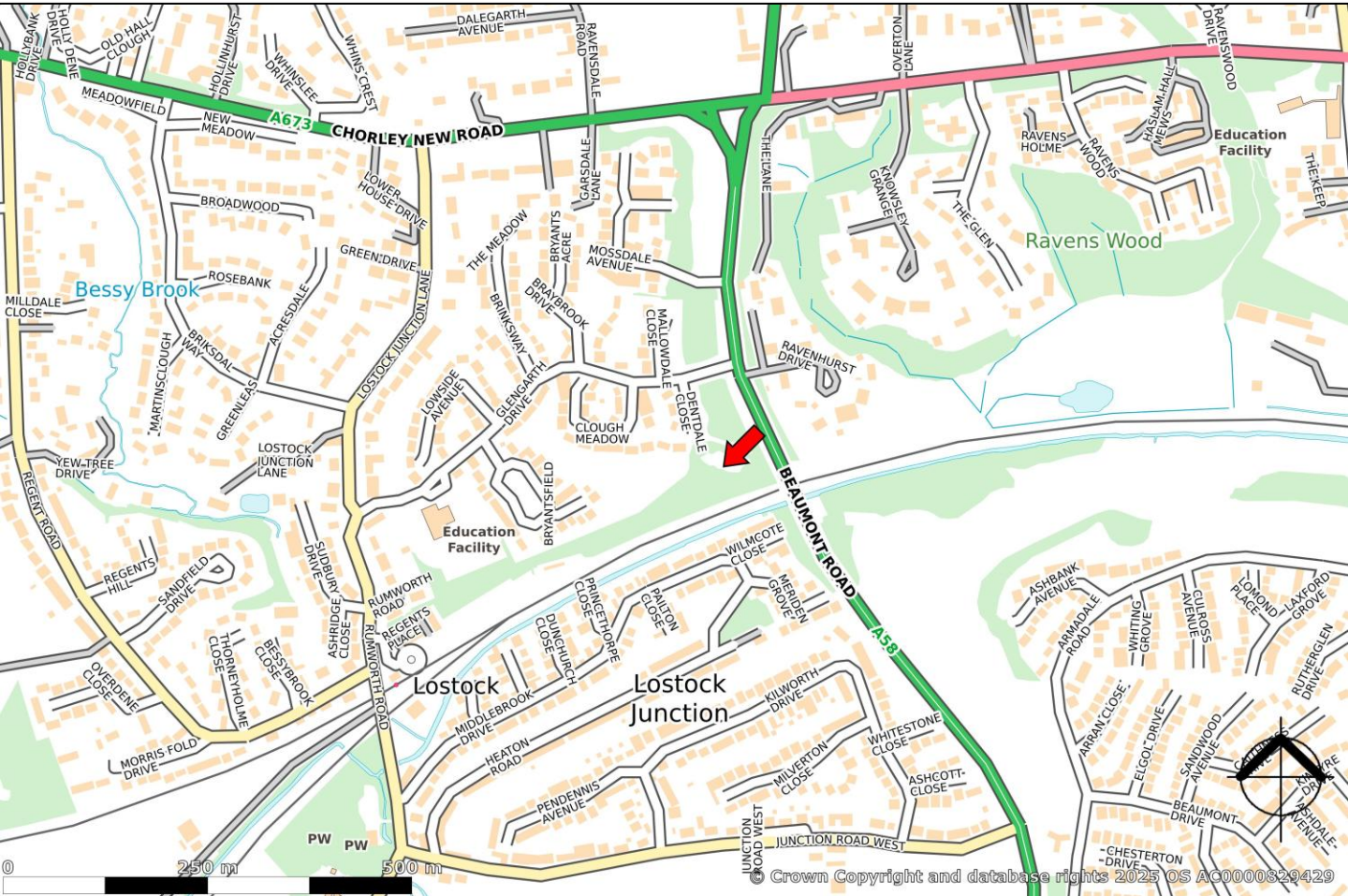








Location Plan



HOUSE TYPE 1-

Pitched roof coverings to be edgemaere interlocking concrete slates by Marley (Edgemaere smooth grey).

Pitched dormer roof coverings to be edgemaere interlocking concrete slates by Marley (Edgemaere smooth grey).

Cast stone heads & cills (sandstone colour).

Cast stone band course (sandstone colour).

Facing brick to elevations to be Swarzensd Autumn Brown sandfaced brick by Wienerberger.

uPVC window and door frames (white).

Cast stone portico to entrance (sandstone colour).



FRONT (NORTH) ELEVATION - 1:100

ATIC FL = 5.356m

1ST FL = 2.678m

GR. FL = 0.00m



REAR (SOUTH) ELEVATION - 1:100

Pitched roof coverings to be edgemaere interlocking concrete slates by Marley (Edgemaere smooth grey).

Framed dormer roof with GRP covering.

Cast stone heads & cills (sandstone colour).

Facing brick to elevations to be Swarzensd Autumn Brown sandfaced brick by Wienerberger.

uPVC window and door frames (white).

GRP roof to single storey sun room.

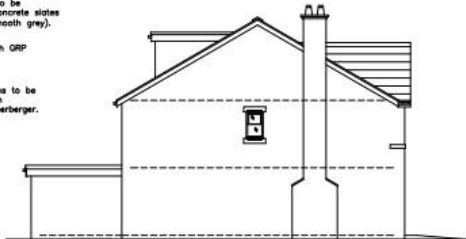
Pitched roof coverings to be edgemaere interlocking concrete slates by Marley (Edgemaere smooth grey).

Framed dormer roof with GRP covering.

Facing brick to elevations to be Swarzensd Autumn Brown sandfaced brick by Wienerberger.

uPVC window and door frames (white).

GRP roof to single storey sun room.



SIDE (EAST) ELEVATION - 1:100

ATIC FL = 5.356m

1ST FL = 2.678m

GR. FL = 0.00m



SIDE (WEST) ELEVATION - 1:100

Pitched roof coverings to be edgemaere interlocking concrete slates by Marley (Edgemaere smooth grey).

Framed dormer roof with GRP covering.

Facing brick to elevations to be Swarzensd Autumn Brown sandfaced brick by Wienerberger.

uPVC window and door frames (white).

GRP roof to single storey sun room.

HOUSE TYPE 2-

Pitched roof coverings to be edgemaere interlocking concrete slates by Marley (Edgemaere smooth grey).

Pitched dormer roof coverings to be edgemaere interlocking concrete slates by Marley (Edgemaere smooth grey).

Cast stone heads & cills (sandstone colour).

Cast stone band course (sandstone colour).

Facing brick to elevations to be Swarzensd Autumn Brown sandfaced brick by Wienerberger.

uPVC window and door frames (white).



FRONT (NORTH) ELEVATION - 1:100

ATIC FL = 5.356m

1ST FL = 2.678m

GR. FL = 0.00m



REAR (SOUTH) ELEVATION - 1:100

Pitched roof coverings to be edgemaere interlocking concrete slates by Marley (Edgemaere smooth grey).

Framed dormer roof with GRP covering.

Cast stone heads & cills (sandstone colour).

Facing brick to elevations to be Swarzensd Autumn Brown sandfaced brick by Wienerberger.

uPVC window and door frames (white).

GRP roof to single storey sun room.

Pitched roof coverings to be edgemaere interlocking concrete slates by Marley (Edgemaere smooth grey).

Framed dormer roof with GRP covering.

Facing brick to elevations to be Swarzensd Autumn Brown sandfaced brick by Wienerberger.

uPVC window and door frames (white).

GRP roof to single storey sun room.

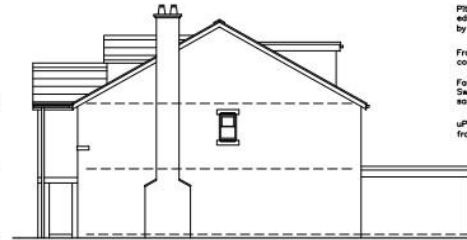


SIDE (EAST) ELEVATION - 1:100

ATIC FL = 5.356m

1ST FL = 2.678m

GR. FL = 0.00m



SIDE (WEST) ELEVATION - 1:100

Pitched roof coverings to be edgemaere interlocking concrete slates by Marley (Edgemaere smooth grey).

Framed dormer roof with GRP covering.

Facing brick to elevations to be Swarzensd Autumn Brown sandfaced brick by Wienerberger.

uPVC window and door frames (white).

GRP roof to single storey sun room.