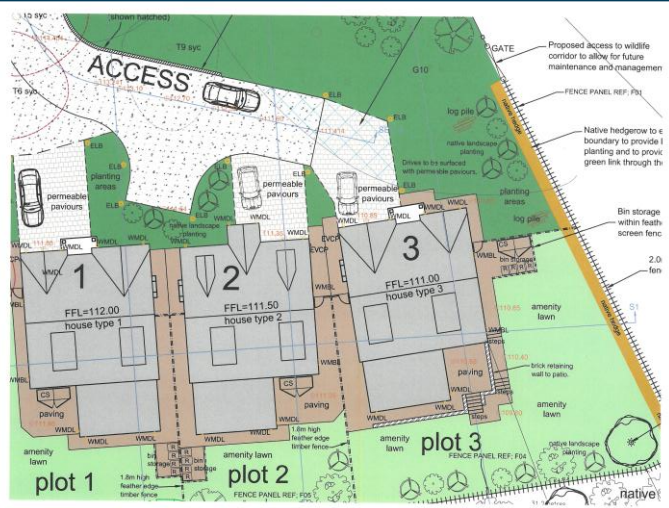


# FOR SALE

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

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com



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

£800,000  
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](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

£800,000 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](mailto: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](mailto:Marilena@plmsalesandlettings.co.uk)







**Site Access**



**Site Access**

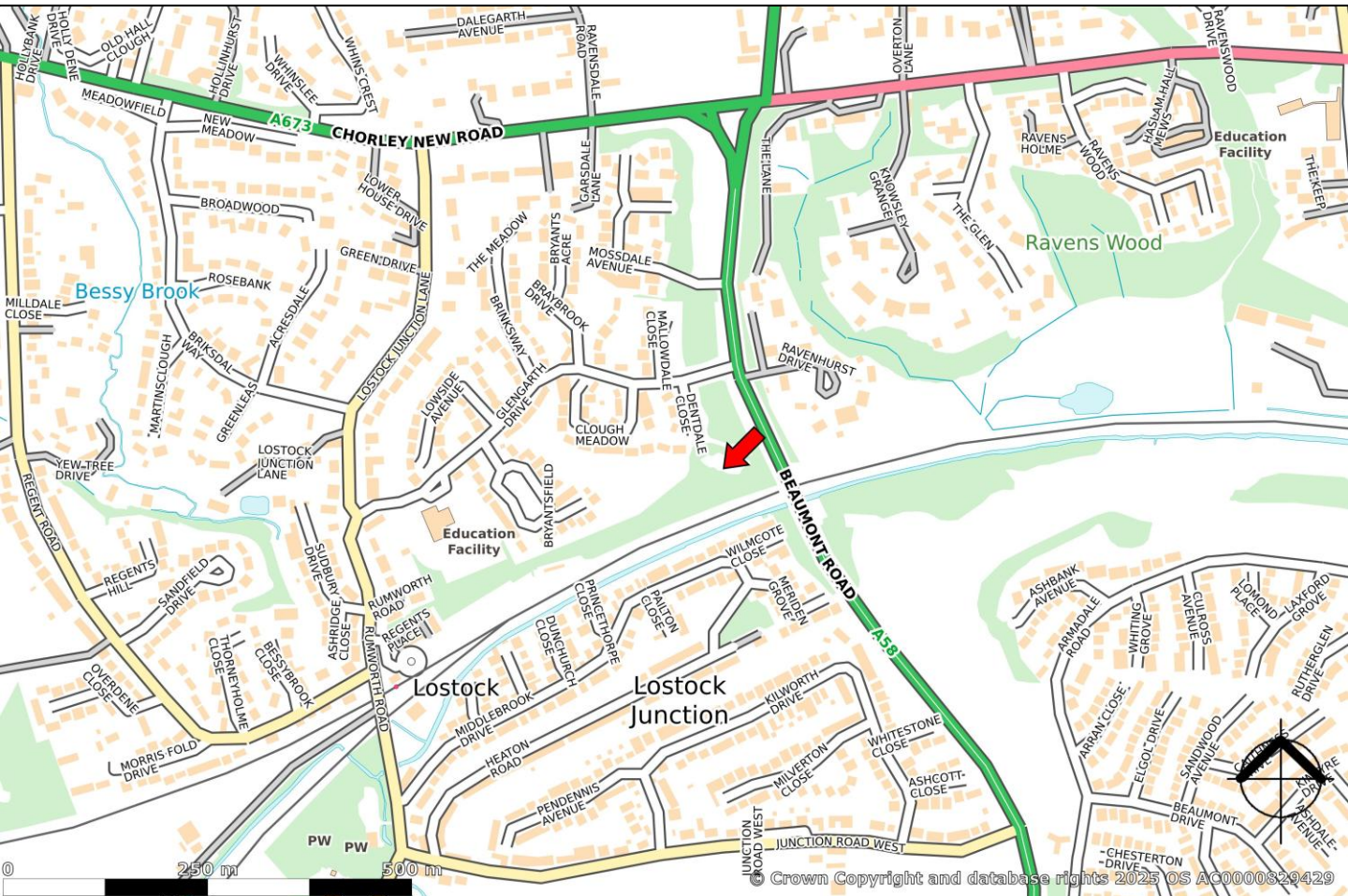








## Location Plan



### HOUSE TYPE 1~

Pitched roof coverings to be edgemoor interlocking concrete slates by Marley (Edgemoor smooth grey).

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

Cast stone heads & cills (sandstone colour).

Cast stone band courses (sandstone colour).

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

uPVC window and door frames (white).

Cast stone portico to entrance (sandstone colour).



FRONT (NORTH) ELEVATION - 1:100

ATTIC FL = 5.356m

1ST FL = 2.678m

GR FL = 0.00m



REAR (SOUTH) ELEVATION - 1:100

Pitched roof coverings to be edgemoor interlocking concrete slates by Marley (Edgemoor smooth grey).

Framed dormer roof with GRP covering.

Cast stone heads & cills (sandstone colour).

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

uPVC window and door frames (white).

GRP roof to single storey sun room.

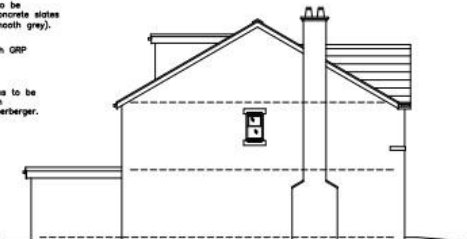
Pitched roof coverings to be edgemoor interlocking concrete slates by Marley (Edgemoor smooth grey).

Framed dormer roof with GRP covering.

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

uPVC window and door frames (white).

GRP roof to single storey sun room.



SIDE (EAST) ELEVATION - 1:100

ATTIC FL = 5.356m

1ST FL = 2.678m

GR FL = 0.00m



SIDE (WEST) ELEVATION - 1:100

Pitched roof coverings to be edgemoor interlocking concrete slates by Marley (Edgemoor smooth grey).

Framed dormer roof with GRP covering.

Facing brick to elevations to be Searstrand 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 edgemoor interlocking concrete slates by Marley (Edgemoor smooth grey).

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

Cast stone heads & cills (sandstone colour).

Cast stone band courses (sandstone colour).

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

uPVC window and door frames (white).



FRONT (NORTH) ELEVATION - 1:100

ATTIC FL = 5.356m

1ST FL = 2.678m

GR FL = 0.00m



REAR (SOUTH) ELEVATION - 1:100

Pitched roof coverings to be edgemoor interlocking concrete slates by Marley (Edgemoor smooth grey).

Framed dormer roof with GRP covering.

Cast stone heads & cills (sandstone colour).

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

uPVC window and door frames (white).

GRP roof to single storey sun room.

Pitched roof coverings to be edgemoor interlocking concrete slates by Marley (Edgemoor smooth grey).

Framed dormer roof with GRP covering.

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

uPVC window and door frames (white).

GRP roof to single storey sun room.

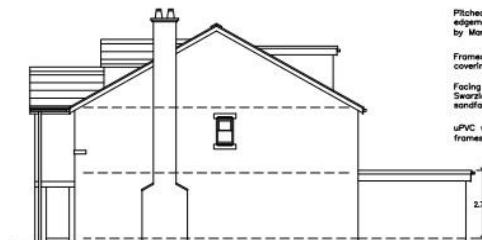


SIDE (EAST) ELEVATION - 1:100

ATTIC FL = 5.356m

1ST FL = 2.678m

GR FL = 0.00m



SIDE (WEST) ELEVATION - 1:100

Pitched roof coverings to be edgemoor interlocking concrete slates by Marley (Edgemoor smooth grey).

Framed dormer roof with GRP covering.

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

uPVC window and door frames (white).

GRP roof to single storey sun room.