

FOR SALE

**DEVELOPMENT PLOT PLUS LARGE
RESIDENTIAL BUILDING
(0.925 ACRES)**

Lamb & Swift
Commercial Property

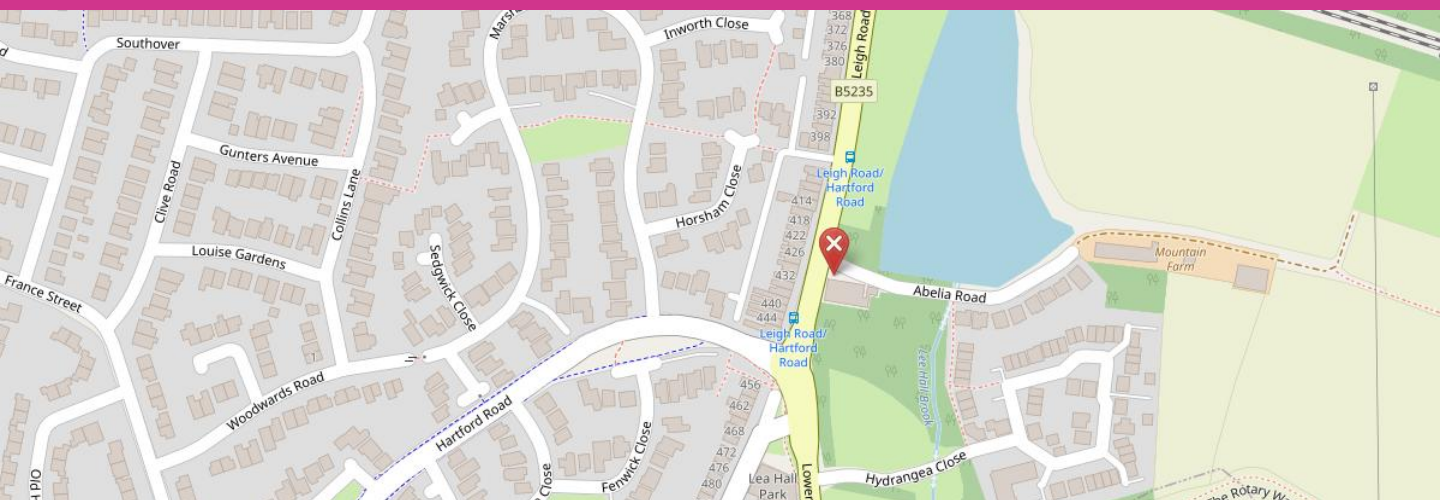
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**GREEN VALE HOUSE
LEIGH ROAD
WESTHOUGHTON
BOLTON
BL5 2JN**

**Offers in Excess of
£545,000**

- The subject site comprises approximately 0.925 acres
- Located close to the junction of Hartford Road and Lower Leigh Road in Daisy Hill, Westhoughton
- Development opportunity of Two Former Houses with large garden for further development, STPP
- Potential Commercial Use – STPP
- Excellent Location



LOCATION

The site fronts the B5235 Leigh Road Close to the roundabout junction of Hartford Road and Lower Leigh Road in Daisy Hill, Westhoughton.

Daisy Hill Railway Station with direct links to both Manchester and Wigan is only 250 metres North of the site.

Westhoughton Town Centre lies 0.5 miles North West and Leigh is 2 miles South.

DESCRIPTION

Two former houses set in a generous plot of 0.925 acres, ripe for further development in the garden and full refurbishment of the existing dwellings, all Subject to Planning Permission.

The dwellings have some scope for further extensions or sub-division into Apartments. The accommodation is extensive and circa 7,500 sq ft gross. Due to the nature of the existing building condition viewings are only accompanied and caution needed due to some loose floor boarding and internal deterioration of the internal fabric.

The buildings could have potential for Commercial Use, also Subject to Planning Permission.

Externally the plot includes a walled garden which tiers down to the stream. It is a pleasant environment where we believe a further two new build plots are possible, Subject to Planning Permission and in conjunction with the refurbishment of the existing building.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following site area:

SITE AREA	ACRES
TOTAL	0.925

TENURE / PRICE

Freehold held under Title Number GM167284. See attached plan edged red.

Offers are sought in excess of £545,000 on a Conditional or Unconditional basis.

SERVICES

The mains services connected to the property include water, gas, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

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

BUSINESS RATES/COUNCIL TAX

Not Applicable.

EPC

We have not been provided with a copy of any Energy Performance Certificate for the subject property.

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.

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