

For Sale
May suit commercial or
residential development - STPP



Freehold Development Opportunity

0.087 ACRES (0.035 HECTARES)

📍 LAND AT CHURCH STREET, WESTHOUGHTON, BOLTON, BL5 3QR

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Development opportunity - may suit a number of schemes, subject to planning permission
- Prominent main road position
- Walking distance to Westhoughton Train Station and close to Westhoughton Town Centre
- Adjacent to Westhoughton Industrial Estate & Wingates Business Park
- Excellent transport links at Junction 5 of the M61 motorway
- Well regarded residential area, close to a number of amenities
- Located in established mixed use location
- Freehold under Title No. MAN398919
- Offers in the Region of £100,000



LOCATION

The site is located prominently at the junction of Church Street (B5236) and James Street, within the Westhoughton area of Bolton. The site is located less than a 5 minute walk from Westhoughton Train Station and a short distance from Westhoughton Town Centre.

The immediate vicinity of the site is majority commercial use, however there are a number of residential properties nearby, mainly traditional terraced housing, as well as a scheme of modern mixed style housing.

DESCRIPTION

Comprising a regular shaped plot of land, presently grassed, including a drop-kerb access from James Street. The site extends to approximately 0.087 acres (0.035 hectares) and is suitable for development for commercial or residential uses - subject to planning permission. A scheme recently prepared by the current owner's architect is attached (not planning consented). This particular scheme incorporates 2 x commercial/retail units and 4 x 2 bedroom self-contained flats.

ACCOMMODATION

We have measured the site via Ordnance Survey (Nimbus) and understand the site to extend to 0.087 acres (0.035 hectares). See Title Plan below.

SERVICES

No services are currently connected to the site. Interested parties are advised to make their own investigations into the availability and capacity of services potentially available to the site.

SALE PRICE

Offers in the Region of £100,000.

VAT

VAT is not applicable.

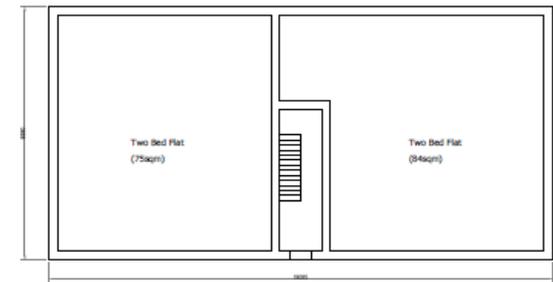
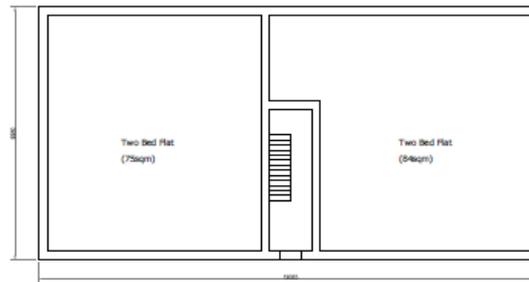
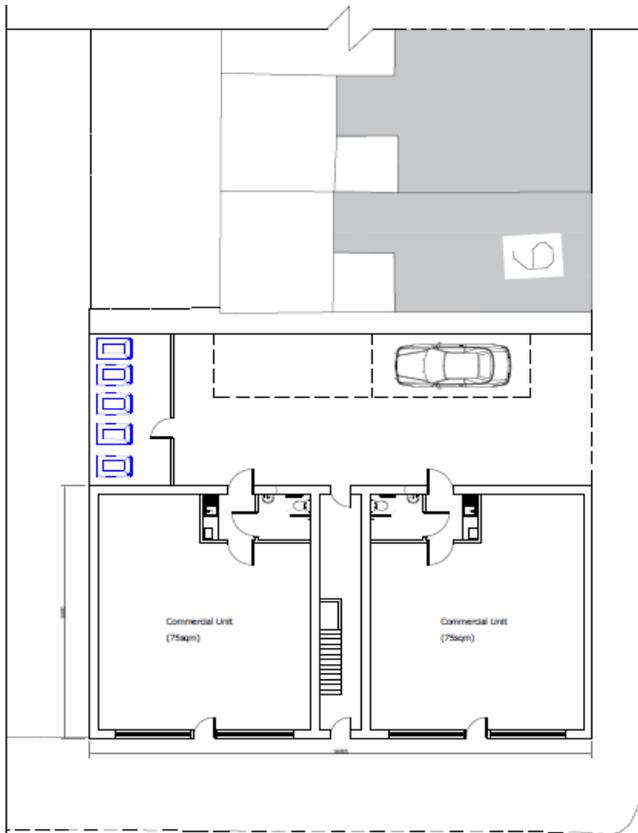


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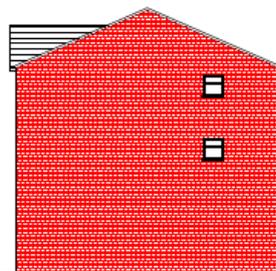
EXAMPLE SCHEME - NOT PLANNING CONSENTED



LOCATION PLAN (1:1250)
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Ordnance Survey 0100031673



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION