

**For Sale**  
Offers Invited

Outline for identification purposes only



# Residential Development Opportunity

1.27 ACRES (0.51 HECTARES)

📍 LAND AT TURTON ROAD/MAPLE STREET, BOLTON, BL2 3EA

**TW**  
Turner Westwell  
Commercial Agents

## KEY FEATURES

- Prime residential location
- May suit an apartment scheme, or small development of houses (STPP)
- Extant consent for 54 apartments
- Total site area of 1.27 acres (0.513 hectares)
- Net Developable Area is approximately 0.5-0.7 acres, depending on scheme
- Held Freehold under Title Number GM937237
- Pleasant outlook over adjacent Bradshaw Brook river and nature reserve
- Affluent area, close to well-regarded schools and local amenities
- Offers invited unconditionally, or subject to pre-application advice



## LOCATION

The site is located close to the junction of Bradshaw Brow with Turton Road with direct access from Maple Street, placing it at the heart of one of Bolton's most desirable residential areas. This sought-after location benefits from excellent connectivity, with the A676 providing a direct link between Bolton and Ramsbottom, passing through the scenic village of Bradshaw. Nearby villages include Bradshaw, Bromley Cross, Egerton, Edgworth and Harwood.

Situated on the border between the sought-after villages of Bradshaw and Turton, this property enjoys the best of both worlds - a semi-rural setting with excellent local conveniences. Situated near to the countryside and charming stone-built homes, the area offers a blend of peaceful living and practical accessibility.

**Local Schools:** Families are well catered for with a range of highly regarded schools nearby. Turton School, a well-established secondary with a strong reputation, is just a short distance away and consistently performs well in Ofsted inspections. For younger children, St Maxentius C of E Primary School and Canon Slade School (a selective Church of England secondary known for academic excellence) are also within easy reach, making this a superb choice for growing families.

**Amenities & Lifestyle:** The local area is home to a variety of amenities including independent shops, cafés, restaurants, traditional pubs, and delis. Bradshaw Cricket Club and Turton Golf Club offer active leisure options, while Jumbles Country Park and Turton Tower provide beautiful walking routes and family-friendly days out.

Despite its north-Bolton location, excellent transport links ensure easy access to Bolton town centre and beyond. The nearby A666 connects to Manchester, while Bromley Cross railway station is just minutes away, providing direct services into the city - ideal for commuters.

## DESCRIPTION

The site previously received planning consent for a 54-apartment scheme under Planning Application 60424/01, demonstrating its suitability for residential development.

The topography of the land slopes from front to rear, with the back of the site featuring a steep embankment. A future development would likely be situated on the lower plateau, with parking provision anticipated to the front and side elevations. The site benefits from a pleasant, open outlook across the adjoining nature reserve and Bradshaw Brook, offering a tranquil and attractive setting for potential residents. The Net Developable Area is estimated to be in the region of 0.5 to 0.7 acres, subject to final scheme design and layout.

### ACCOMMODATION

The site extends to approximately 1.27 acres (0.513 hectares), as measured using the Nimbus Online Mapping System.

### SERVICES

Mains services are available locally for connection as per of the build and consents.

### SALE PRICE

Offers are invited for the site on either an unconditional basis or subject to pre-application planning advice. Interested parties are encouraged to submit proposals reflecting their intended approach, whether for immediate acquisition or aligned with a planning-led strategy. All offers will be considered, and preference may be given to those demonstrating a clear understanding of the site's potential and planning context.

### VAT

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

### TITLE/TENURE

The property is held Freehold under Title Number GM937237.

### BUSINESS RATES

Not Applicable.

### PLANNING

The land may be suitable for a variety of residential development opportunities, subject to obtaining the necessary planning permissions. Prior extant consent 60424/01.

### LEGAL COSTS

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

### EPC

Not Applicable.

### ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

### VIEWINGS

The site can be viewed from the road side. Any parties who enter the site, do so at their own risk.

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