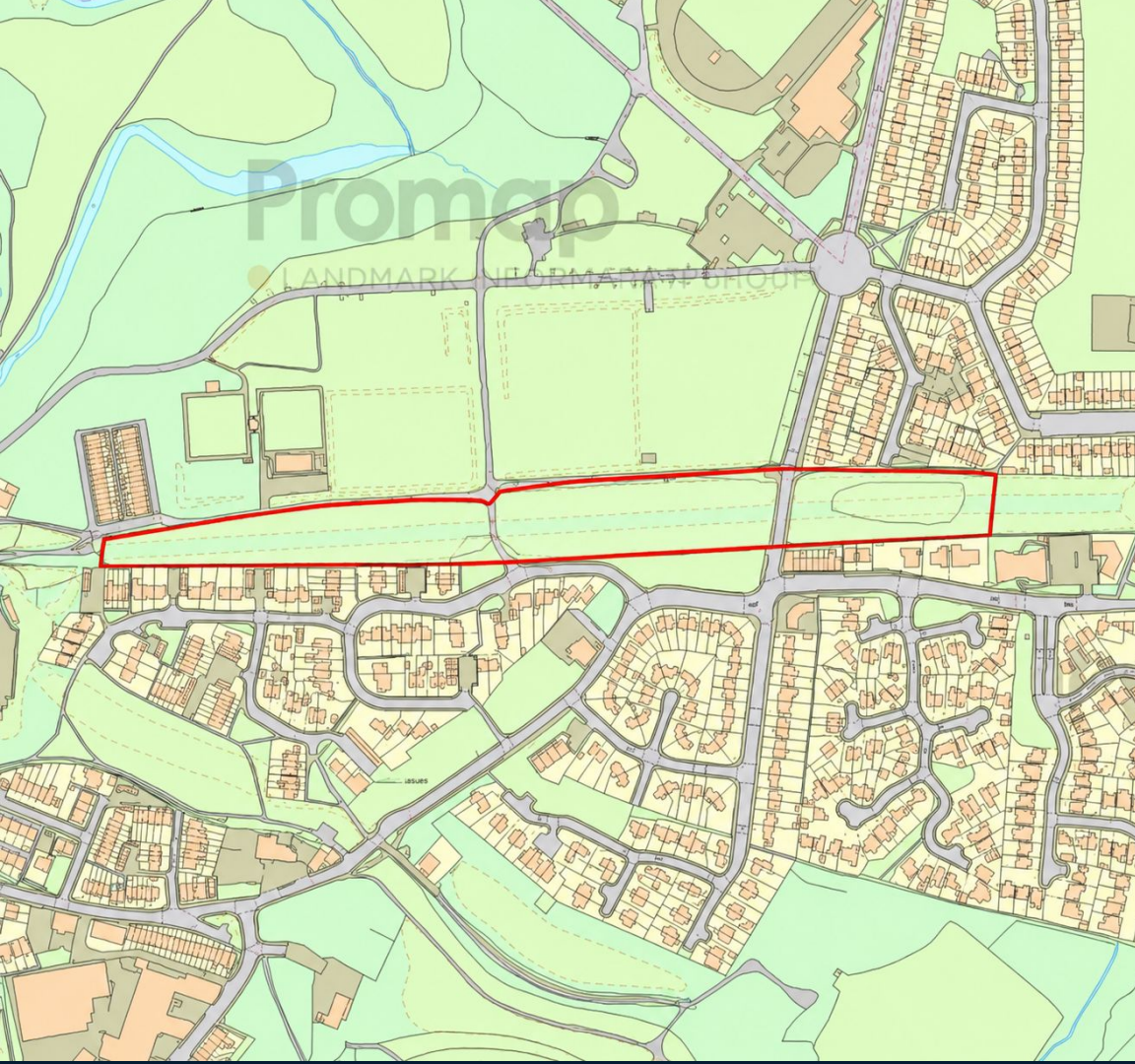




Land at Long Lane, Darcy Lever, Bolton,
BL2 6EA

FOR SALE Upon instructions of a
private client

Circa 6.8 acres of former railway cutting
allocated for residential development in the
local plan.

CONTACTS

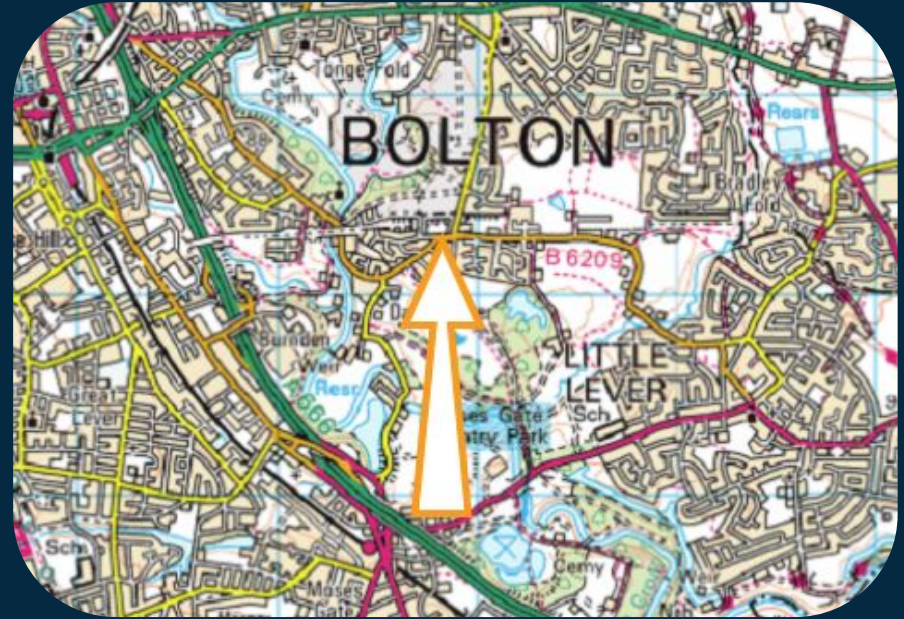
Amy Selfe

T: 0161 967 0122

E: amy.selfe@landwoodgroup.com

KEY CONSIDERATIONS

- Site area approximately 6.8 acres (2.75 hectares)
- Development opportunity subject to planning
- Site allocated for residential development
- Ideally positioned adjacent to the popular Leverhulme Park around 2 miles from the town centre
- Good commuter links to M61 and rail network
- Offers invited in the region of £750,000.
- Finance may be available through Charles Street Commercial Investments with a low deposit requirement.
- Freehold.



Land at Long Lane, Darcy Lever, **Bolton, BL2**

LOCATION

Situated around 2 miles from Bolton town centre and within a popular residential suburb, the site is within a mixed use area adjacent to Leverhulme Park, which is the largest park in Bolton comprising a range of sports pitches, a community centre and an athletics club. Amenities are easily accessible within the town and the M61 and rail network are also close by, making the location ideal for a residential scheme.

DESCRIPTION

The site comprises a former railway cutting located along the east and west of Long Lane, Darcy Lever. Most of this railway cutting has already been developed and this is the final section to be developed, and has been allocated for residential development by the council.

PLANNING

The site is considered to be a development opportunity subject to planning permission. Interested Parties should obtain their own independent advice and consult direct with the Local Planning Office:

Website: <https://www.bolton.gov.uk/planning>

Allocations map: <https://maps.bolton.gov.uk/residents/allocations-dpd-solomap.html>

TENURE

The property is held freehold under title number GM627933.

OFFER TERMS

Interested parties should submit their offer with the following information:

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

Our client reserves the right not to accept the highest or indeed any offer received.

*Finance may be available through Charles Street Commercial Investments with a low deposit requirement.

CONTACT US TO ENQUIRE



AMY SELFE

Associate Director

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L: Lancaster Buildings, 77 Deansgate,
Manchester, M3 2BW

VAT

All figures quoted are exclusive of VAT.

PRICE

Unconditional offers are invited in the region of £750,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

Landwood Commercial (Manchester) Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to our Manchester office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view (if the site comprises of buildings); 3) Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5) These particulars do not constitute part of an offer or contract; 6) The vendors or lessors do not make or give – and neither do Landwood Commercial (Manchester) Ltd, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property.