

Land Adjacent to Maelgwyn, Manchester Road, Blackrod, Bolton, BL6 5LS



Offers In The Region Of £200,000

Superb plot set off Manchester Road in Blackrod offering open views across the valley over Rivington Pike and Winter Hill. The plot has outline planning permission for a 4/5 bedroom detached and offers the purchaser to build a house of their dreams the details can be found at the Bolton planning portal using the reference number 13050/22 any viewings are to be made through this office and accompanied by a member of staff from Redman Casey.


- Large Building Plot
- Stunning Location
- Inspection by Appointment Only
- Outline Planning For 4/5 Bed Detached
- Superb Views



Situated on a private road the plot offers fantastic open views across Rivington and beyond. The scope of the plot lends itself to an impressive 4/5 bedroom detached home that will offer impressive accommodation and spacious gardens plus parking. It is located of Manchester Road in Blackrod and nestles amongst other individual detached properties. Viewing is essential to appreciate the plot and location which truly is a once in a lifetime opportunity to build the home of your dreams. Planning details can be found using the reference 13050/22 on the Bolton planning portal and any further information can be supplied via ourselves. Please note that as the lot is currently someone's garden viewing is by appointment through ourselves.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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