



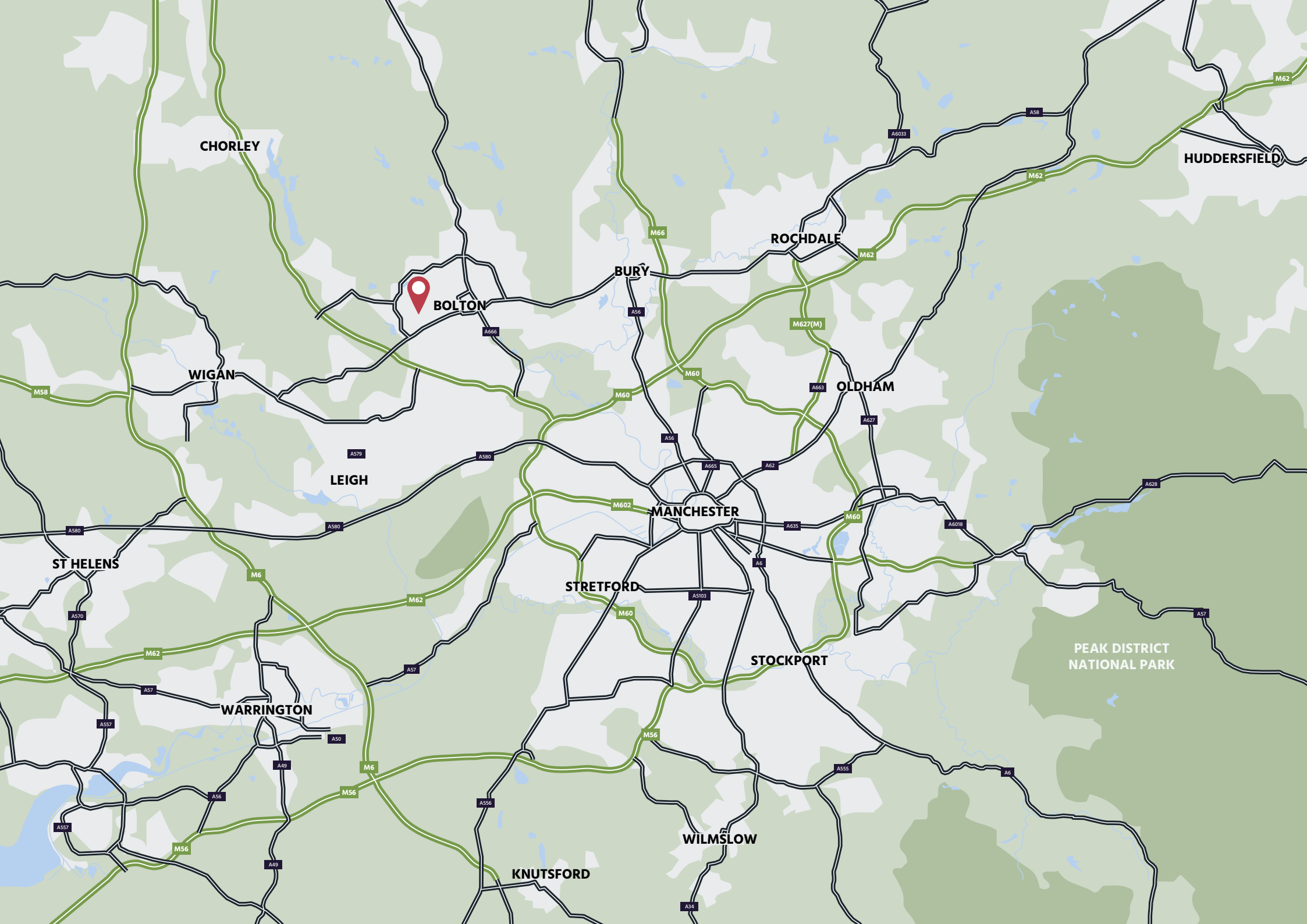
LAND TO THE WEST OF OVERDALE DRIVE, BOLTON, BL1 5BY

FREEHOLD DEVELOPMENT OPPORTUNITY – APPROXIMATELY 19.6 ACRES (7.93 HA)



Key Points

- A partnership or freehold acquisition opportunity for a greenfield site to the west of Bolton town centre
- Part of the site is allocated for residential development in the adopted Local Plan (Land at Heaton Grange – 32SC)
- The site is located south of the Chorley New Road, and near the desirable neighbourhoods of Markland Hill and Heaton
- Bolton is the administrative centre for the borough.



CHORLEY

HUDDERSFIELD

ROCHDALE



BOLTON

BURY

WIGAN

OLDHAM

LEIGH

MANCHESTER

ST HELENS

STRETFORD

STOCKPORT

PEAK DISTRICT NATIONAL PARK

WARRINGTON

WILMSLOW

KNUTSFORD

Opportunity

The site presents an opportunity to acquire approximately 19.6 acres (7.93 ha) of greenfield land located to the west of Bolton town centre. Bolton is located in the Greater Manchester area, to the south of the West Pennine Moors. The northern part of the site that measures c.4.4 acres (1.9 ha), has a formal allocation for residential development in the adopted Local Plan for approximately 48 units.

Location

The site is located to the west of Bolton town centre, south of the Chorley New Road between Heaton and Markland Hill. Bolton is approximately 12 miles (19 km) northwest of Manchester, 13.5 miles (21.7 km) south of Blackburn, 6 miles (9.7 km) west of Bury and 16 miles (25.7 km) west of Wigan.

The site is well connected to the national motorway network, being 3.4 miles (5.5 km) northeast of Junction 5 of the M61 motorway. Access is provided via the Chorley New Road, Beaumont Road and A58.

Bolton has public transport connections via the bus routes which connect to a number of the local villages and towns. The site benefits from two train stations within 2 miles (3.2 km). Lostock Station is to the west of the site and offers services to local towns and villages. Bolton station is to the south east and offers direct services to Manchester, which then connects further to cities across the country.

Local amenities within the immediate area include local convenience stores, public houses, Bolton School and Dean Golf Club.

The Site

The site extends to an area of approximately 19.6 acres (7.93 ha) and consists of greenfield land, surrounded by residential dwellings to the north, the train line to the south, a cemetery and Overdale Drive to the east and Ladybridge Lane to the west. Current access into the site is via Overdale Drive, which is under third party private ownership.

The site is located within the Chorley New Road Conservation area.

There are several tree preservation orders (TPO's) on the site, all of which are located on the north-eastern allocated portion of land.

The Environment Flood Agency's Flood Map for Planning confirms the southern part of the site is within Flood Zone 3, which represents a 1% risk of flooding.

There are no listed building or heritage assets on the site or in the surrounding area.

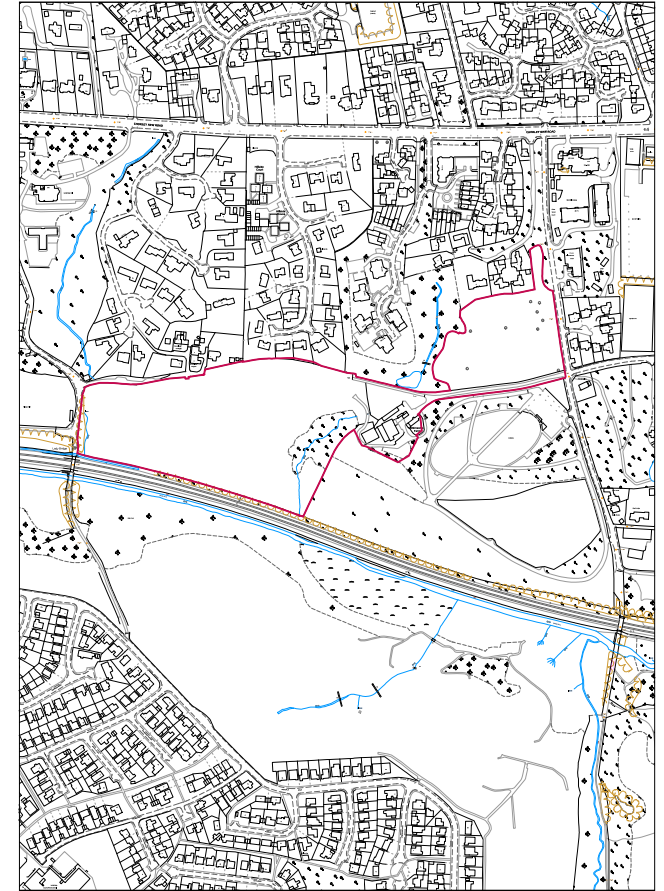
The site is subject to an Agricultural Tenancy agreement. Further details can be found on the data room.

Development Potential

The northern part of the site has been allocated for residential development in the adopted Local Plan (Heaton Grange – 325C). The allocation is for c.48 units across 4.37 acres (1.77 ha) and forms part of West Bolton's Core Strategy Area.

The remainder of the site has the potential for further development, subject to planning and further investigation regarding the viability of the extraction of the mines and minerals.

There have not been any previous applications submitted at the site.



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Planning Policy Context

Development plan

The development plan is currently made up of two main documents:

- Core strategy (Adopted March 2011)
- Allocations Plan (Adopted December 2014)

Site allocations and designations

There are various allocations covering the site, due to the nature of these allocations, they split the site into 2 zones with contrasting policy contexts.

- The Chorley New Road Conservation Area covers the entire site
- The north-eastern portion of the site is allocated within the urban area and as a housing site suitable for 48 dwellings under the site name Heaton Grange (32SC)
- The south-western portion is outside the urban area and is instead protected open land, it is also allocated within the 'Urban Valleys' landscape Area and as a mineral safeguarding area for brick and clay and surface coal.

Places for Everyone (PfE)

- PfE is a joint development plan covering 9 of the 10 Greater Manchester Local Authorities, which will cover housing and employment land requirements, strategic infrastructure and green belt release.
- As the main focus of PfE is the allocation of strategic sites, none of the proposed allocations impact the subject site. It will however introduce various additional policies which may need to be considered as part of any application.
- Examination of the plan was conducted between November 2022 and July 2023, and the next step is for the 9 authorities to consult on the modifications from the examination. Timescales for this are still to be confirmed.

Other emerging plans

- According to the Council's Local Development Scheme (LDS), they will prepare a new Local Plan to address the details which are not covered by PfE. The projected timescales for the new Local Plan are at this stage unknown.



Tenure

The site is for sale Freehold.

The site is registered under two Title Numbers: MAN66101 and GM931317.

There is a Long Leasehold title held by the Council for part of the roadway between the north and south part of the site covered by GM931671.

Further information regarding the Titles can be found on the data room.

Method of Sale

Offers are invited for a Development Agreement (Option or Promotion Agreement) or on an Unconditional or Conditional on planning basis.

The site will be sold with Vacant Possession subject to service of a statutory notice or by negotiation with the tenant.

Further information regarding the Tenancy can be found on the data room.

Rights of Way, Wayleaves & Easements

The Property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

Viewings

No entry onto the land is permitted without prior consent and must be arranged through Gerald Eve LLP.

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