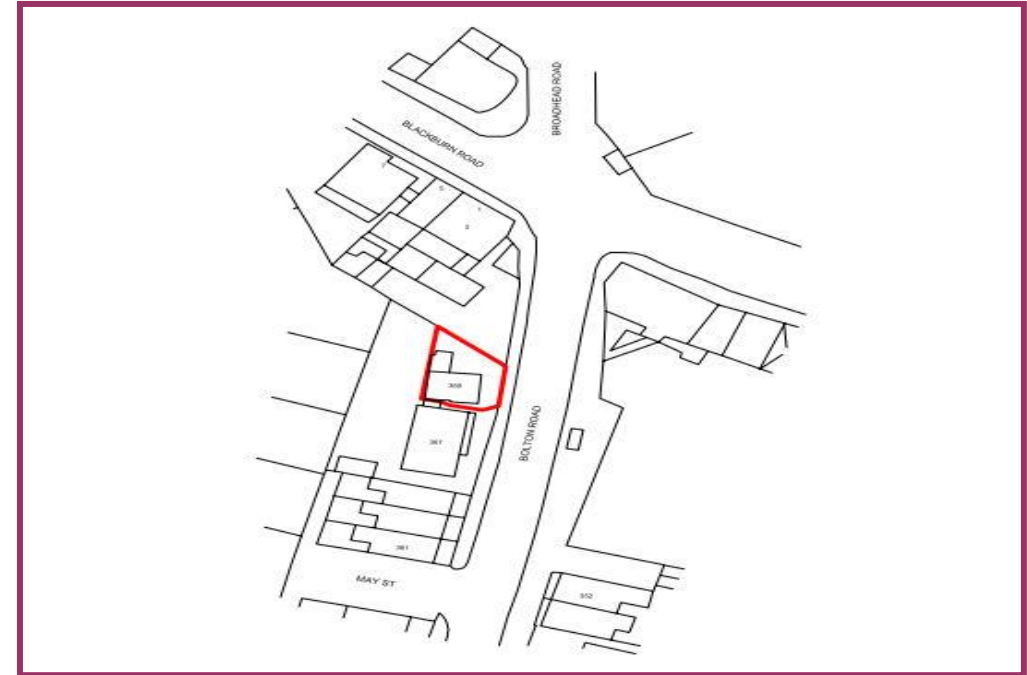


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**BOLTON ROAD, EDGWORTH, BL7 0AZ**



- Development land in Edgworth
- Former Green Grocers Timber Building
- In the heart of Edgworth village centre
- Planning permission granted
- Detached 2 level building approved
- Sold with no upward chain delay
- Opportunities like this infrequently arise
- Ideal for builders, property speculators



**Offers in Excess of £175,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A detached commercial building of timber construction previously used as the "Village Greens" green grocery offered for sale with planning permission, granted for the demolition of the existing building and the erection of a new detached building. Development land very scarcely comes to the open market in Edgworth, and this is an opportunity not to be missed.

The location is superb being in the heart of the picturesque semi rural village of Edgworth, which enjoys a thriving community, and this property is amongst other village shops which include: Edgworth Post Office, Holdens & Co Ice Cream, Whiteheads butchers, Edgworth Pharmacy and to the other side of Bolton Road is Edgworth Cricket Club. The beautiful countryside of the West Pennine Moors is nearby and as is the Wayoh and Entwistle Reservoirs, and Entwistle Train Station which serves Manchester, Salford, Bolton, Bromlwy Cross and Blackburn. Atherton present the detached building is used for storage purposes and is not water tight. The overall plot is around 0.04 of an acre with frontage onto Bolton Road, Edgworth.

The planning permission has been approved by Blackburn with Darwen Council, reference number 10/21/0270 with a date of decision: 25/06/2021. Our clients advise us that they have started to the building works to a very basic dig level, but enough so that the planning will not expire. The diagrams of what has been approved are included with the photos, but we encourage all parties to study the planning documents in detail.

It is essential that we advise all interested parties that there is: a Restricted Covenant associated with title number LA399676 dated 6th February 1987 which directly effects 369 Bolton Road, Edgworth, BL7 0AZ which reads: "Not at any time to use the shop premises erected on the adjoining land other than as a shop within Class 1 of the Town & Country Planning (Use Classes) Order 1972 and particularly not to carry on any offensive noisy or dangerous occupation or act manner or thing which shall or may or become or grow to become a public or private nuisance or a damage annoyance grievance or inconvenience to the Transferees or their successors" We encourage all interested parties to seek advice from their solicitors of this is pertinent to their interest in the development site.

This is an opportunity not to be missed. In the first instance, there is a viewing video available to watch. Further enquiries can be made to Cardwells Estate Agents Bolton on 01204381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or via: [www.cardwells.co.uk](http://www.cardwells.co.uk)

