

# FOR SALE - Former Builders Yard

Stotts Pit Yard, Church Street,  
Westhoughton, Bolton  
North West  
BL5 3QW

**0.59 acres**



# Stotts Pit Yard, Church Street, Westhoughton, Bolton, North West, BL5 3QW

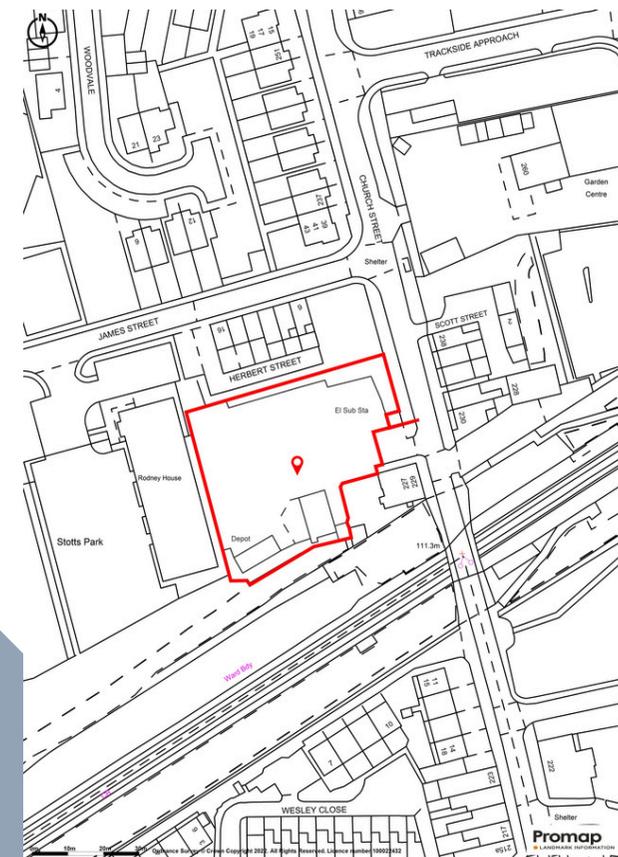


## The Opportunity

The former builders yard currently is a cleared open site, with two detached buildings located on the site. It is suitable for a continuation of the existing use or alternative uses subject to the necessary planning consents. The site also benefits from planning consent for the demolition of the existing buildings and development of 32 apartments with 22 car parking spaces which was granted in November 2023. The development is arranged over two apartment blocks and provides 31, one bed apartments and 1, two bed apartment. The site extends to 0.59 acres in total. The development is situated in a popular area of Westhoughton, close to the Town Centre and the Train Station, with direct access into Manchester City Centre.

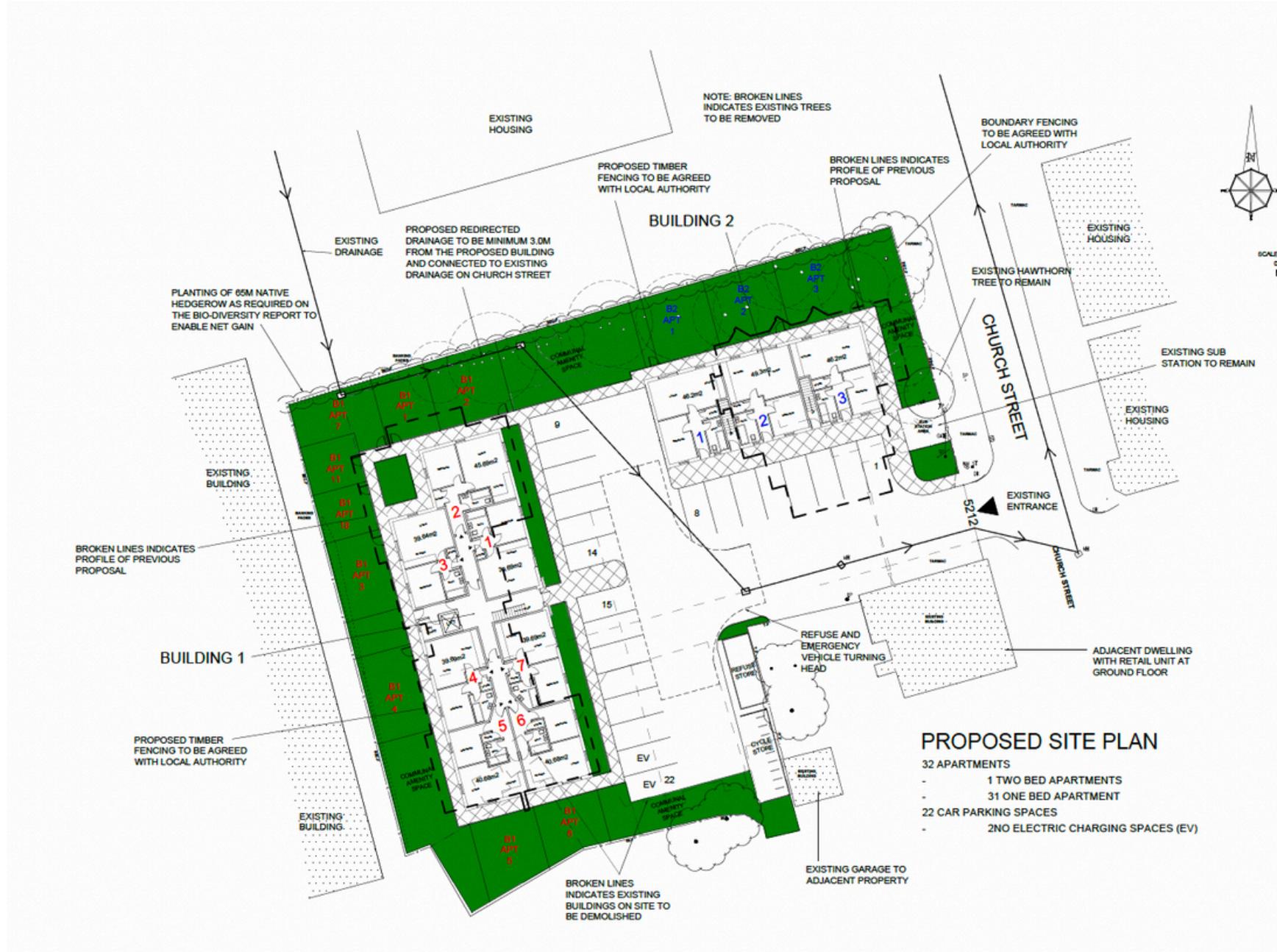
## Key Highlights:

- The site extends to 0.59 acres
- Outline Planning consent for 32 Apartments
- Close to Westhoughton Train Station
- Short distance from Westhoughton Town Centre
- Excellent Transport Links
- Popular location



# Planning

Outline Planning consent granted - November 2023 under application number 15741/23



# Location



The site is located just off Church Street (B5236) which dissects through the centre of Westhoughton. The premises has great transport links, being situated near to Wigan Road (A676) and Manchester Road (A6) which are main arterial roads linking to Bolton and Manchester respectively. Furthermore, the M61 motorway is situated within 3 miles.

The nearest railway station is Westhoughton Rail and is located within a 1 minute walk just across Church Street, providing connections with Bolton, Manchester and Wigan.

# Accommodation

There are two detached buildings on site, we have measured these in accordance with latest RICS code of measuring practice on a gross internal area basis and calculate the floor areas to be as follows:

## Main Workshop

Ground Floor	82.6 sq m	889 sq ft
First Floor	82.6 sq m	889 sq ft
Total	165.2 sq m	1,778 sq ft

## Detached Garage

Ground Floor	67.7 sq m	728 sq ft
Total on Site	233 sq m	2,506 sq ft

# Site area

We have measured the site via ordnance survey (pro map) and understand the site area to be 0.59 acres.

## TENURE

We understand the site is held Freehold.

## Business Rates

The property has a rateable value of £7,400.

## VAT

VAT may be applicable at the prevailing rate.

## PRICE

Seeking offers over £650,000 subject to contract.



# Discuss the potential?



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