



PRIME SENIOR LIVING DEVELOPMENT OPPORTUNITY

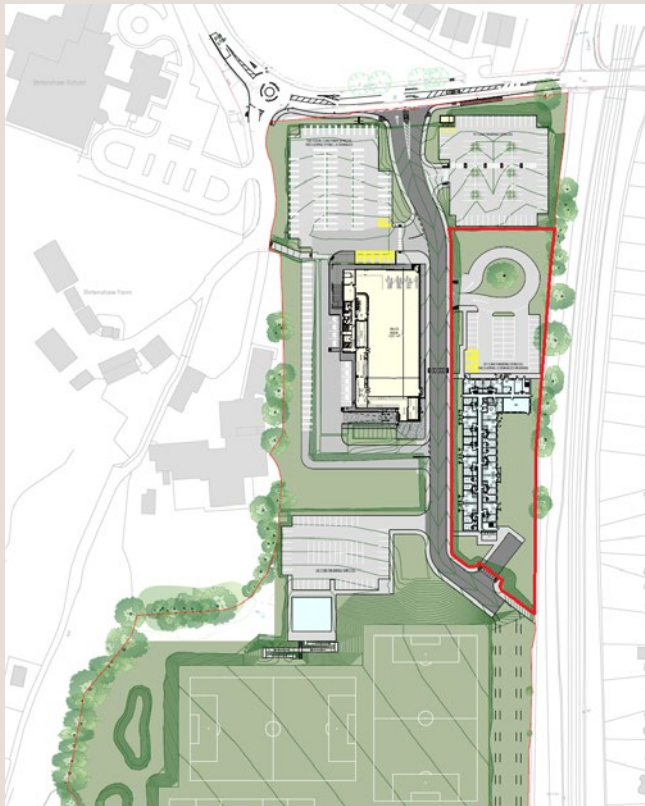
Former Holland Garden Centre

Bromley Cross, Bolton, BL7 9AB

savills

KEY CONSIDERATIONS

- Residential development opportunity in Bromley Cross.
- C3 planning consent for 43 “retirement apartments”.
- Freehold sale with Vacant Possession.
- Property extends to approximately 1.53 acres (0.62 hectares)



ON BEHALF OF LIDL GB, SAVILLS ARE INSTRUCTED TO SEEK OFFERS FOR THE RETIREMENT APARTMENT ELEMENT OF THE SITE.

SITUATION

The site forms part of a wider development that is to be brought forward by Lidl GB. The wider site comprises the former Holland Garden Centre and surrounding land, located off Darwen Road in Bromley Cross.

Bromley Cross itself is a well regarded suburb of Bolton, approximately 2.5 miles north of the town centre. More generally, Bromley Cross is approximately 5 miles west of Bury, 11 miles west of Rochdale and 11.5 miles north west of Manchester city centre. Bromley Cross also benefits from its own train station that provides regular services to Manchester, Rochdale and Clitheroe.

Whilst only small, Bromley Cross village has a population of some 13,000, of which approx 38% fall into the “over-55” category. Accordingly, the village centre offers the key amenities that one would need including food stores, coffee shops and takeaways. For any larger requirements, Bolton town centre accommodates several “out of town” retail parks along with a traditional high street.

The site itself is located on the south side of Darwen Road, to the south east of the village centre

THE PROPERTY

The property comprises approximately 1.53 acres of the wider development site that is to be brought forward by Lidl GB.

The planning consent (ref: 07518/19) allows for the wider development of a new Lidl foodstore, a new “park and ride” car park for Bromley Cross train station and a new football facility for Bromley Cross football club, alongside the subject site.

PLANNING POSITION

The property is included in the full planning consent, granted in December 2023, for the “Demolition of existing buildings and erection of Lidl foodstore, 43 no. retirement apartments, creation of sports pitches and laying out of a public commuter car park”.

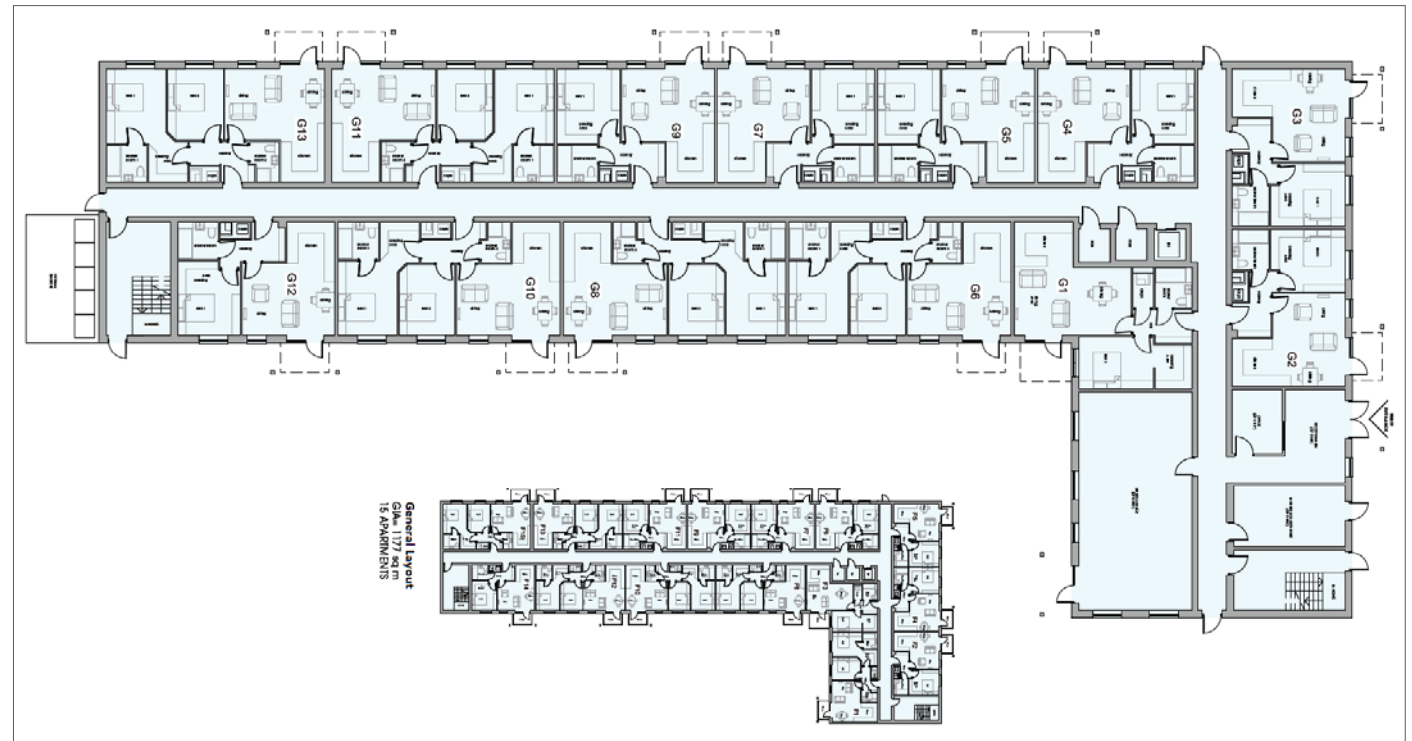
The subject property is consented to deliver 43 retirement apartments in an L-shaped block, over ground and two upper floors. The site incorporates a residents car park to the north of the block comprising of circa 37 parking spaces.

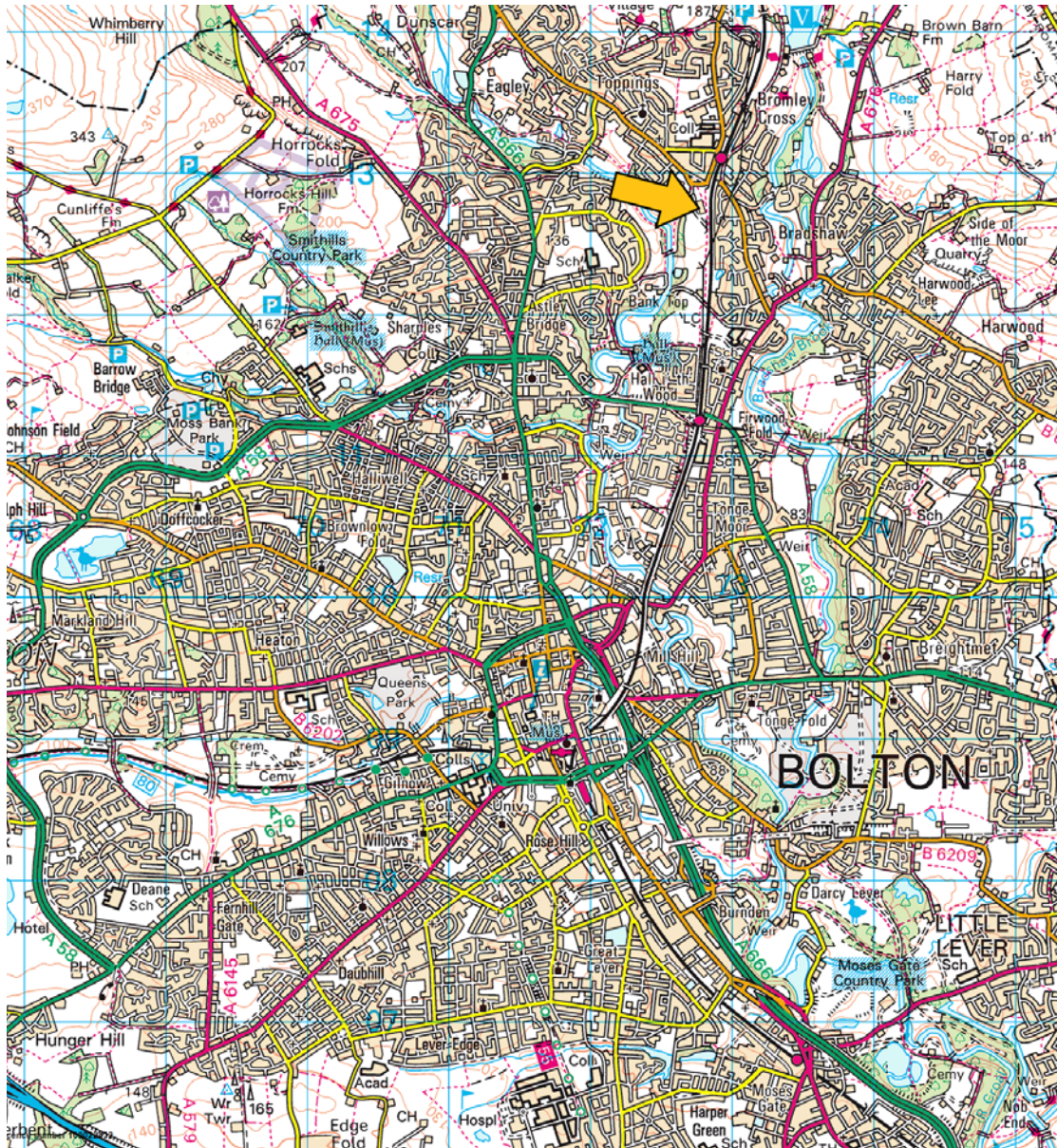
A S106 agreement has been issued for the wider site, with specific details in respect the retirement apartment scheme and the requisite affordable housing provision. This will be made available for interested parties.

PROCESS

In the first instance, we would invite parties to confirm their interest via e-mail to either Ned Books or Ed Rooney using the details below. Thereafter, you will be provided with the necessary technical, legal and planning information that is available.

You will also be provided with a detailed bid proforma that parties will be required to complete fully as part of their bid. The proformas are to be submitted electronically, along with any supporting material, to Ned Brooks or Ed Rooney by the confirmed tender deadline date.





VIEWING

The property may be viewed from the roadside however accompanied viewings can be arranged. Please contact Ned or Ed on the details below.

SERVICES

Prospective purchasers should make their own enquiries to the relevant Authorities as to the suitability, capacity and exact location of services to the building.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction.

VAT

The Vendor reserves the right to charge VAT on the property.

CONTACT

For further information please contact:

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