



RESIDENTIAL DEVELOPMENT OPPORTUNITY

1.56 ACRES (0.631 ha)

FOR SALE

Land at George Street
Farnworth
Bolton
BL4 9RJ

Size: 1.56 Acres (0.631 ha)

- A generally level site with palisade fencing.
- Convenient location for both Farnworth and Bolton town centre amenities including a number of popular schools.
- Within approximately a 5 minute drive for access onto the M61 motorway.

LOCATION

The site is situated fronting George Street which is best approached from the junction of Harrowby Street and Highfield Road. Access to Junction 4 from of the M61 is an approximate 5 minute drive.

DESCRIPTION

A generally level site that was cleared a number of years ago. Our understanding is that at one time there was a motor vehicle dealership on the site which offered a showroom and garaging facility.

There is palisade fencing and gated access. The site has been vacant for sometime and is covered in naturally seeded vegetation.

PLANNING

The current planning permission has expired however previously there was consent for 24 homes, as obtained by Bloor Homes, a copy of which is attached.

Our clients acquired the site to provide a new medical facility and obtained planning consent for a 30 bedroomed residential care home.

Planning application numbers are 82453/09 25/06/2009 (residential care home). Bolton Borough Council have indicated a willingness to allow residential development and enquiries should be directed to their planning department on 01204 33600

SERVICES

Our understanding is that all mains services are available to George Street, however interested parties should satisfy themselves as to the exact location and capacity to serve the site.

TENURE

We are advised that the tenure is Freehold

SITE INVESTIGATION

Access can be made available for parties requiring further investigation, subject to prior confirmation and appointment. We will require indemnification in respect of any third party claims howsoever arising as a result of an inspection being undertaken

PRICE

On application

LEGAL COSTS

Each Party is to be responsible for their own legal costs.

VAT

All Prices quoted may be exclusive of but may be subject to VAT at the prevailing rate.

VIEWING BY APPOINTMENT –

Petty Chartered Surveyors
Suite 3, Empire Business Centre,
2 Empire Way,
Off Liverpool Road,
Burnley
BB12 6HH

Tel. 01282 456677
commercial@petty.co.uk
www.pettycommercial.co.uk



