



Bolton Road

Bolton, BL7 0AZ

Offers over £150,000

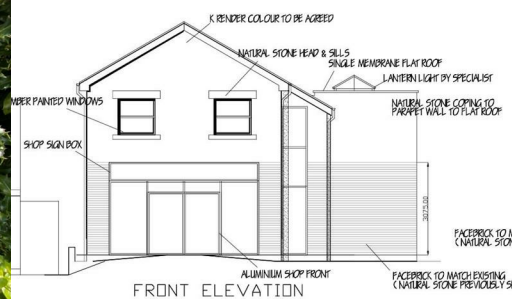


This is a unique opportunity to develop a two-storey commercial building in the heart of Edgworth village on the plot which once belonged to 'Village Greens' greengrocer's. Planning permission (reference 10/21/0270 - Blackburn with Darwen Council) has been granted for the demolition of the existing timber-frame building and the development of a new detached shop/retail property.

It is rare the opportunity arises to purchase/develop a property that is so central to a thriving village community like Edgworth. Edgworth benefits from being close to the nearby large towns of Bolton, Bury, and Blackburn with Darwen. The location gets a great amount of footfall from both village residents and visitors who frequent the surrounding beautiful countryside, the local pubs, cricket club and pizzeria, and the locally renowned Holdens & Co ice cream shop, bakery, and village store. Due to its central location in a well established and sought after village, this location is well position for use as a shop/retail property.

To the ground floor the new building will include a shop, WC, utility, lobby, and storage area.

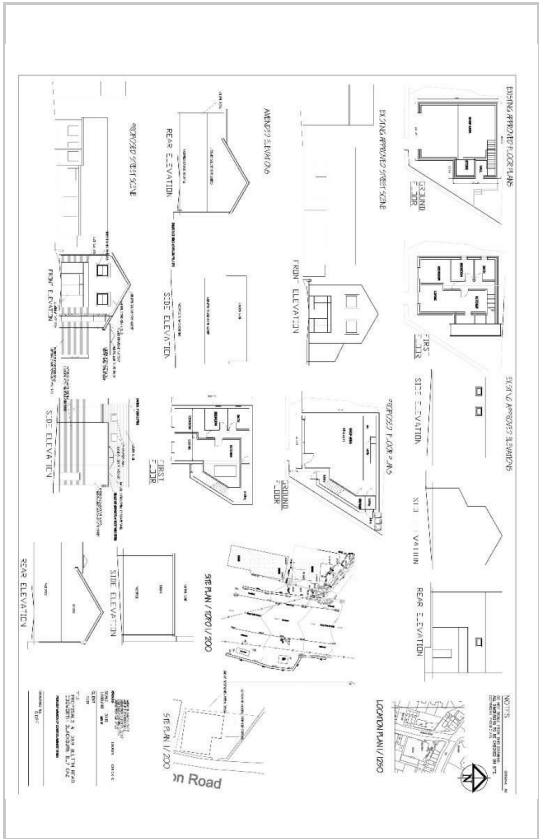
To the first floor the current plans illustrate a kitchen, living room, two bedrooms and a bathroom.



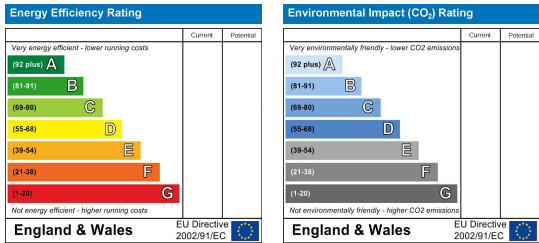
Area Map



Floor Plans



Energy Efficiency Graph



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