



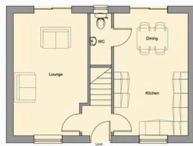
Proposed GF Plan - Plot 1



Proposed FF Plan - Plot 1



Proposed 2F Plan - Plot 1



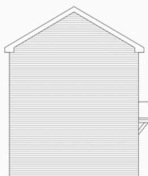
Proposed GF Plan - Plot 2



Proposed FF Plan - Plot 2



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation



Land Doris Avenue, Bolton

£65,000 Freehold

ERECTION OF 2NO. RESIDENTIAL DETACHED DWELLINGS • Planning lapsed on 22/02/2024 • Land Adj. Sub Station Doris Avenue Bolton • Application: 06464/19 • Previous approval to build two detached properties • Land for sale with an auction guide price of £65,000 plus reservation fee • Land is close to local amenities • Land is walking distance to Bolton Town centre • Land is on the bus routes to Bolton and Bury • Land is close to motorway to Manchester





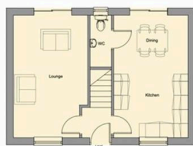
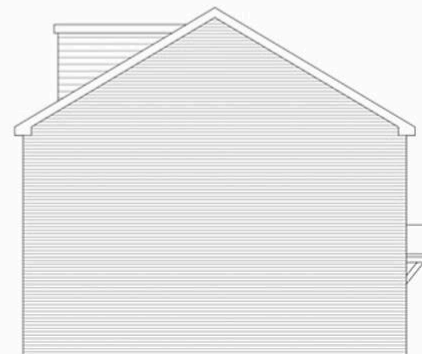
Proposed GF Plan - Plot 1



Proposed FF Plan - Plot 1



Proposed 2F Plan - Plot 1



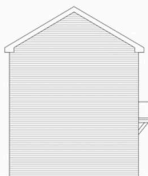
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Entrance Porch

Entrance door and door leading to:

Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing



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Proposed 2F Plan - Plot 1

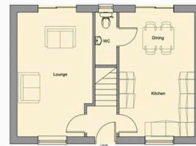


Proposed Front Elevation

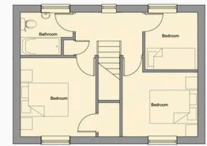
Proposed Side Elevation

Proposed Rear Elevation

Proposed Side Elevation



Proposed GF Plan - Plot 2



Proposed FF Plan - Plot 2



Administrative area Greater Manchester : Bolton

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FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE £110,000 PLUS RESERVATION FEE

We are pleased to present this exceptional opportunity to acquire a parcel of land with previous planning permission for the erection of two residential detached dwellings, located adjacent to Sub Station Doris Avenue in Bolton. This prime plot of land offers a unique chance for developers and investors to capitalise on the previous planning approval granted for the construction of two detached properties.

The site comes with an application reference number 06464/19, showcasing the previous planning consent which has now lapsed as of 22/02/2024. Despite this, the foundations have been laid for two luxurious homes that promise an array of possibilities for the astute buyer. With the potential for a profitable return on investment, this vacant land is genuinely a blank canvas waiting to be transformed into a lucrative venture.

This coveted land parcel is being offered for sale with an auction guide price of £110,000 plus a reservation fee. Situated in an enviable location, the land is strategically positioned within proximity to local amenities. Residents will appreciate the convenience of being within walking distance to Bolton Town Centre, offering a myriad of shopping, dining, and entertainment options for a vibrant urban lifestyle.

Moreover, this land parcel is well-connected in terms of transportation, as it is conveniently serviced by bus routes to Bolton and Bury. For commuters and travellers, the easy access to the motorway leading to Manchester ensures seamless connectivity to the city centre and beyond. This accessibility enhances the appeal of the location, making it an attractive investment opportunity for those seeking both convenience and connectivity.

The surrounding area presents a blend of residential charm and commercial vitality, making it an ideal setting for prospective homeowners looking for a balance of urban amenities and a peaceful retreat. The proximity to essential services, schools, parks, and recreational facilities further enhances the desirability of this land for potential residents and future occupants.

The vision of crafting two detached dwellings on this plot offers the chance to create bespoke homes that cater to modern living preferences and design aesthetics. With ample space to realise architectural dreams and landscaping aspirations, the possibilities are boundless for those aspiring to build premium residential properties in a sought-after location.

In conclusion, the land on Doris Avenue in Bolton represents a promising investment prospect for discerning buyers seeking a lucrative development opportunity. With a prime location, favourable zoning, and previous planning permission in place, this land parcel offers the potential for profitable returns and significant value appreciation in the burgeoning Bolton property market. Don't miss this chance to own a piece of land with endless possibilities and lucrative rewards.