

Templecombe Drive, Corner of Belmont Road, Bolton, BL1 7LT

£79,995

Council Tax Band: C



A rare opportunity to purchase a well-located parcel of land at the corner of Templecombe Drive and Belmont Road, in the highly desirable and scenic area of Belmont, Bolton (BL1 7LT).

The site is positioned in a sought-after semi-rural setting, surrounded by beautiful countryside views, yet remains easily accessible to Bolton town centre and nearby amenities. The area is well regarded for its peaceful atmosphere and strong local demand.

The land presents potential for commercial development, subject to obtaining the necessary planning permissions. Its prominent corner location offers excellent visibility and access, making it suitable for a variety of future uses.

Whether for development, investment, or strategic landholding, this is a fantastic opportunity to secure a prime piece of land in one of Bolton’s most attractive and in-demand areas.

Early enquiries and inspections are strongly recommended.

Please note: The property is subject to an overage agreement lasting until 2037. If residential planning permission is granted before that date, 41.3% of any uplift in land value must be paid to the original sellers or their successors. This obligation will continue on future sales until the expiry date. There is no restriction on applying for commercial planning.



Open House South Manchester



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	