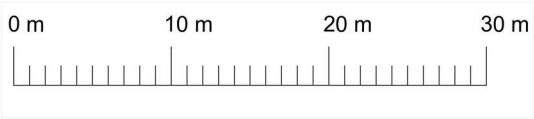
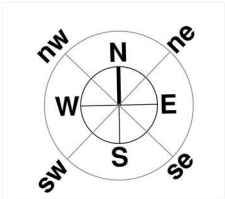
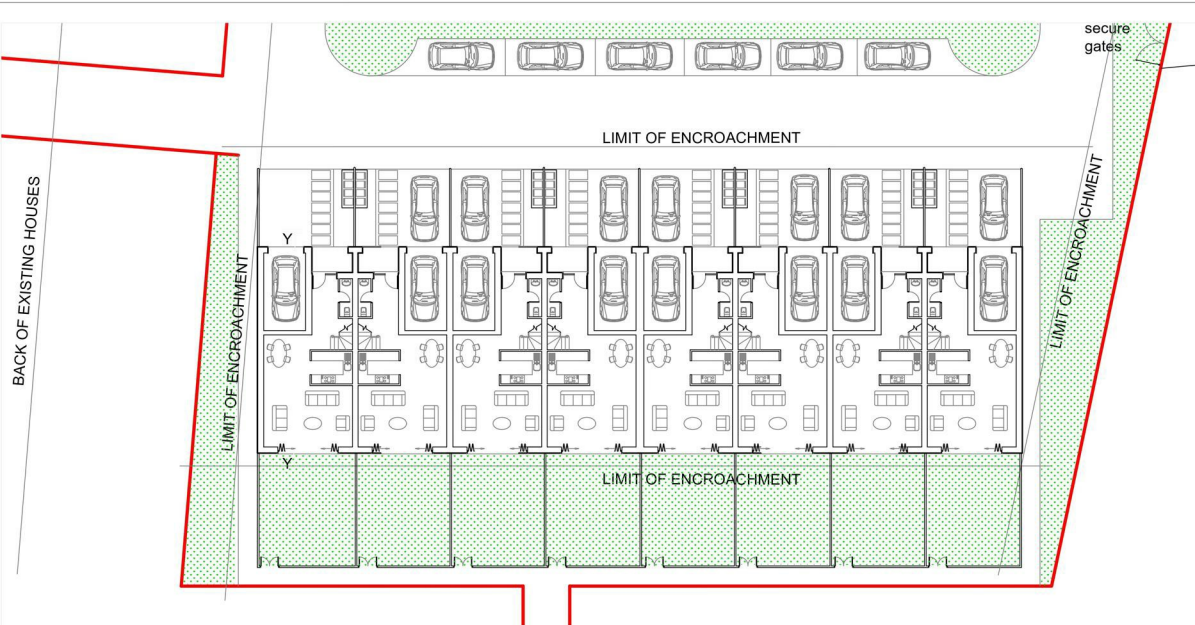
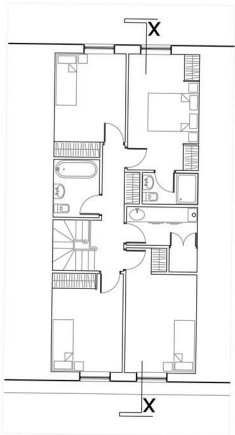


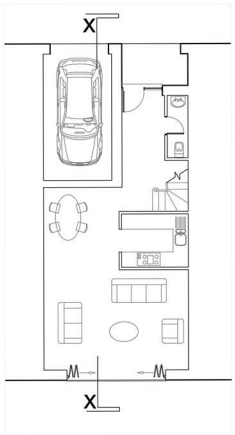
Tarbet Drive, BOLTON, BL2 6LT
POA
Council Tax Band: B



4 BEDROOM SECTION X - X



4 BEDROOM FIRST FLOOR PLAN



4 BEDROOM GROUND FLOOR PLAN

Land with Outline Planning for 2 Detached Homes – Plus Potential for 6 Additional Houses (Total 8 Units)*

An exceptional off-market development opportunity in Brightmet, Bolton, this substantial 30,000 square feet (approx. 0.69-acre) site benefits from outline planning permission for 2 detached homes, with proposals being advanced for a further 6 dwellings — creating a potential 8-unit residential scheme in one of Greater Manchester’s most in-demand suburban locations.

Perfect for small to mid-sized developers or residential investors, the site combines planning momentum, accessibility, and strong local housing demand, offering a solid platform for a profitable new-build project.

- Potential 8-unit residential scheme (2 approved + 6 proposed)
- Strong resale and rental marked in the Farnworth/Bolton area
- Ideal mix of detached and semi-detached homes
- Attractive GDV potential with balanced housing for families and professionals
- All main services nearby with easy access for construction

This is a prime opportunity to acquire a well-located, ready-to-progress development site with both existing consent and clear scope for expansion. With planning progress already in motion and excellent transport connectivity, this site represents a high-yield development prospect in one of Greater Manchester’s fastest-growing residential areas.

For further details and access to full information, please enquire today. Well-positioned sites with active progress like this in Bolton are increasingly sought-after — early enquiry is strongly recommended.



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	