

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

£149,995

Council Tax Band: C



An excellent opportunity to acquire a substantial freehold development plot of approx. 15,000 sq ft, located on a prominent corner position at Templecombe Drive and Belmont Road in the popular BL1 area of Bolton.

This site offers outstanding potential for residential, commercial, or mixed-use development, subject to planning permission. With access from two road frontages and a strong position within a well-established residential community, the site would suit a range of schemes.

Key Features:

- Approx. 15,000 sq ft corner plot
- Freehold
- Suitable for residential or commercial development (STPP)
- No overage restrictions on commercial planning applications
- Residential planning is subject to an overage agreement until 2037 (12 years remaining)
- Excellent dual access and road visibility
- Located in a regeneration hotspot with growing demand

Location:

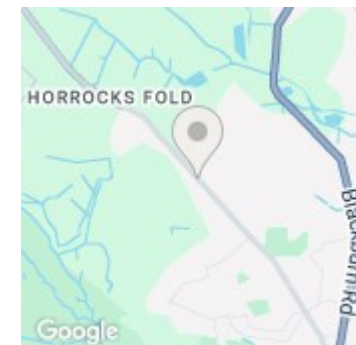
The land is located in North Bolton, close to schools, local shops, public transport, and just a short drive to Bolton town centre and the M61. It is well positioned for both local convenience and commuter access.

Regeneration:

This area benefits from Bolton Council's £1.5 billion Town Centre Masterplan and other active regeneration projects, including infrastructure improvements and nearby residential



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	