REDMAN CASEY ESTATE AGENTS

Land Opposite, 34/36 Heaviley Grove, Horwich, Bolton, BL6 7QG



Offers In The Region Of £295,000

We are delighted to bring to the market a very unique opportunity to build a dream home. Designed to the highest of specifications and set in an idyllic spot on the edge of Rivington and Horwich this is truly a once in a lifetime opportunity. Set in its own grounds the property will be shielded from any neighbour by mature woodland giving a peaceful and private location, the innovative design offers modern living with contemporary touches and flexible accommodation, Full planning permission has been granted and all details are available from either our office or Chorley Council using the planning portal and reference 24/00020/FUL.

- Substantial Building Plot For Sale
- Stunning Private Woodland Setting
- On The Edge of Rivington and Horwich
- Viewing By Appointment Only
- 2700 Sqft Detached Approved
- Ideally Located For Local Amenities, Schools and Transport Networks
- Full Details From Our Office or on Chorley Planning Portal 24/00020/FUL.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Set on an fantastic plot with the site covering 0.52 acres plus the woodland this is a once in a lifetime opportunity to self build your dream home. The site is skirted by mature woodland giving a tranquil and private setting situated on the edge of Rivington and Horwich which offers access to many local amenities, schools and transport links for both M61 motorway and Rail links at Blackrod station giving access to Manchester, Preston and beyond

The modern design reflects todays contemporary living with flexible accommodation over 2 floors creating a dwelling of over 2700sqft. The build has been granted full planning permission and details are available from our office of on the Chorley planning portal using ref 24/00020/FUL.

The accommodation comprises : Open plan family living dining kitchen, boot room, wc, snug, study and gym / studio room. To the first floor there are three generous double bedrooms, en- suite and dressing room to master plus family bathroom. Whilst this is the approved layout there would be an option to reconfigure the accommodation to suit personal preference within the parameters of the approved footprint. Viewing of the plot is by appointment through ourselves only.

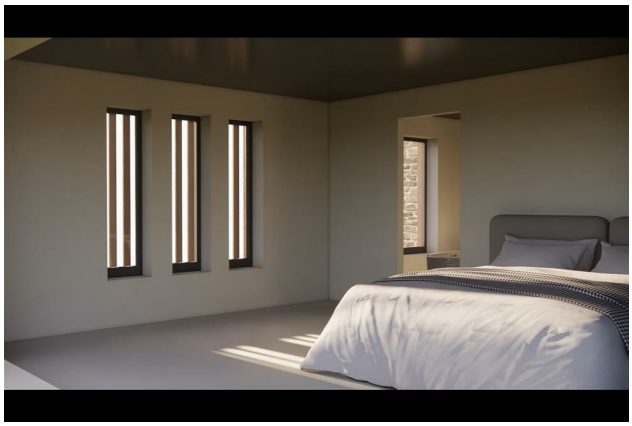
The site is currently occupied by stable blocks. poly tunnels and storage sheds which will be required to be removed as part of the planning permission, the access is from Heaviley Grove Horwich, however the land comes under Chorley Council and any queries should be directed via ourselves or the council

There is currently a covenant in favour of United Utilities this will be removed prior to completion at the vendors expense.

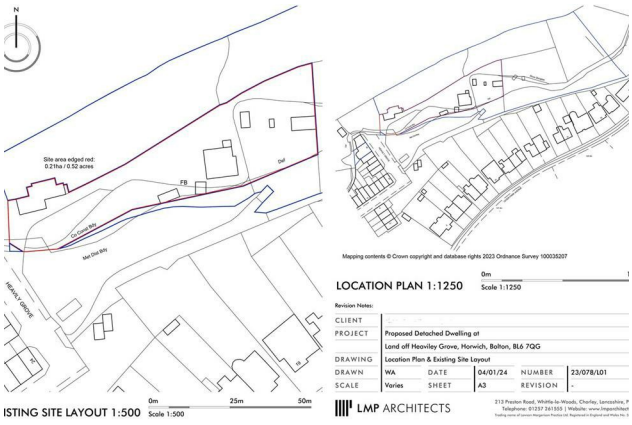






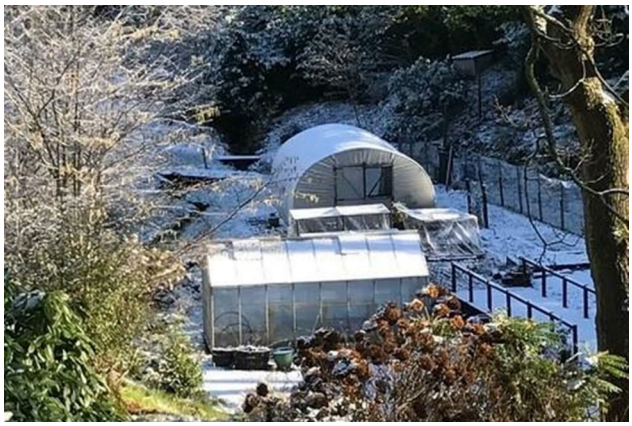


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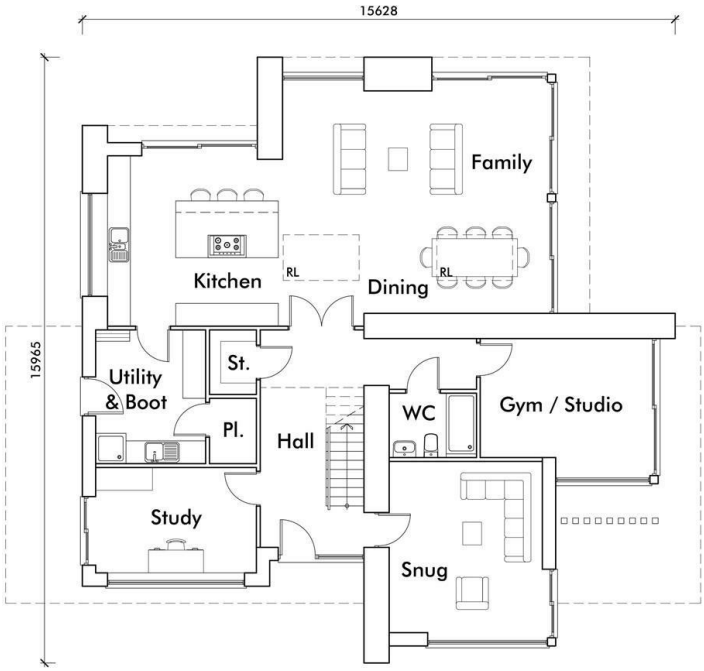


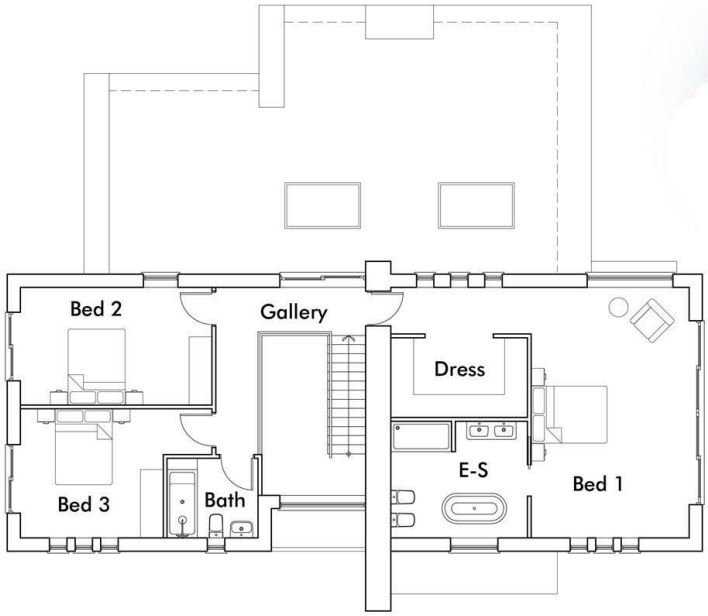


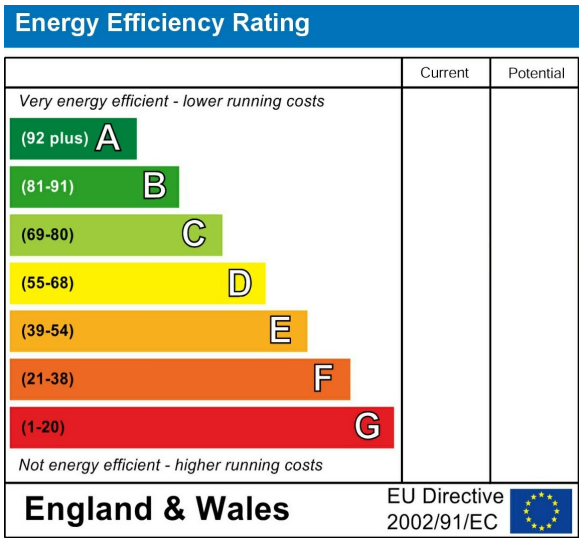


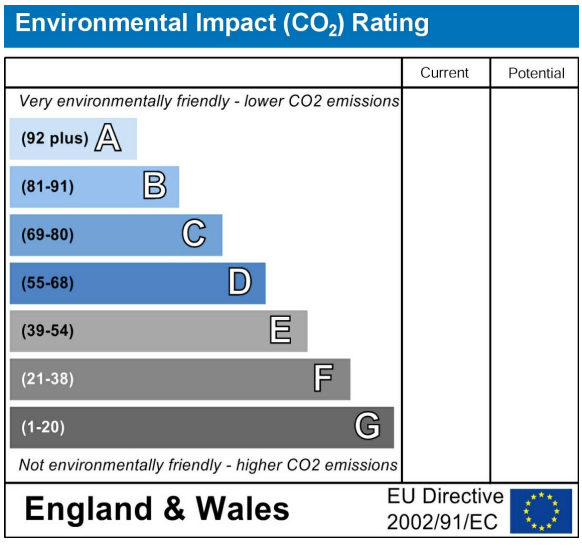


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