

Land to the side of, 455 Manchester Road, Blackrod, Bolton, BL6 5SR



Offers In The Region Of £390,000

Would you like to build your own house ? or in fact two houses if so we may have the plot for you. Situated on the edge of Blackrod offering open views to the rear over open countryside we have a double width plot (approx 0.25 acres) which was the former bowling green with permission in principle for the erection of two detached properties. Ideally located for access to sought after local schools, Middlebrook retail park and transport links for M61 and rail links at Blackrod and Horwich Parkway. Further details can be found at www.paplanning.bolton.gov.uk and using the code 21360/25.

- Development Opportunity
- Close to Local Amenities
- Details at Bolton Planning Portal Ref 21360/25
- Planning in Principle for 2 Detached
- Transport Links for M61 and Rail Links
- Approx 0.25 Acre Site







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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

