



FOR SALE

ON BEHALF OF THE FIXED CHARGE RECEIVERS



- Residential Development Site
- Total area of c6.8 acres
- Split into two plots either side of Long Lane
- Established residential area.
- Close proximity to Bolton town centre.
- Opportunity for new housing development.

LAND AT LONG LANE, DARCY LEVER, BOLTON, BL2 6EX

www.behrandco.co.uk / 0161 832 4744





LOCATION & POSITION

The subject land is situated off Long Lane close to its formation with Raikes Road within the area of Darcy Lever approximately 1 mile (1.5 km) south east of Bolton town centre. Leverhulme Park borders part of the site to the north with Moses Gate Country Park located to the south and otherwise surrounded by housing to all aspects. Long Lane and Radcliffe Road provide access to the A666 and A579, two arterial routes extending into Bolton and connecting with the M61 Motorway.



DESCRIPTION

The land forms two parcels situated either side of Long Lane and extending to a total of approximately 6.8 acres. They were historically in use as railway tracks however now present an excellent opportunity to redevelop for housing purposes. Both plots are broadly rectangular in shape. It is recommended that a site inspection is conducted in order to view the land and establish points for access.

PLANNING

At present the site does not have any existing planning consents attached to it. There is evidence of historic applications submitted and available to view via the Bolton council website. We would recommend that any interested parties conduct independent enquiries via the local authority planning department.



TENURE

The property is held freehold via title GM627933. Interested parties should make their own enquires for verification purposes.

PRICE

Please enquire for guide price and disposal strategy.

VAT

We recommend that all interested parties make their own enquiries as to whether VAT is payable on the sale of the property.

OPPORTUNITY

The site offers an excellent opportunity for a house builder, housing association or developer to design and create a high density housing scheme within an established residential area.

VIEWINGS / FURTHER INFORMATION

Oliver Basger MRICS

Director

oliver@behrandco.co.uk

0161 832 4744



Regulated by RICS