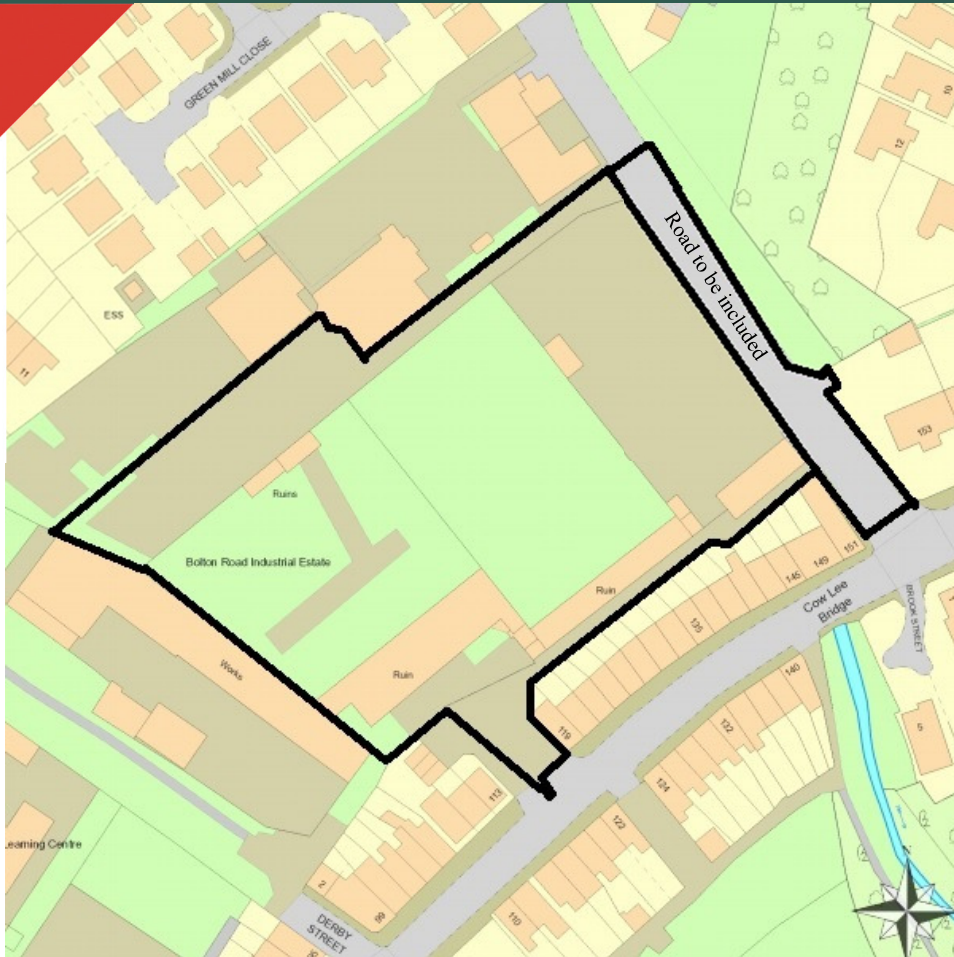


**FOR
SALE**



RESIDENTIAL DEVELOPMENT SITE

**Bolton Road
Westhoughton
Bolton
BL5 3DY**

- Approx 2.4 acres
- Part cleared, flat site
- Popular, predominantly residential area

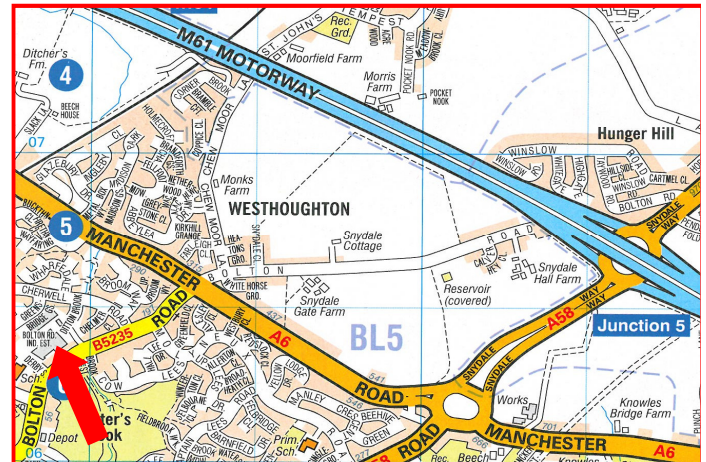
0161 833 9797
www.wtgunson.co.uk

Location

The property is located on the north western side of Bolton Road in Westhoughton, 4 miles south west of Bolton Town Centre and approximately 15 miles north west of Manchester City Centre.

The area is largely residential in nature but with a number of commercial premises interspersed.

All of the usual local facilities are readily available in the area and there is easy access to the motorway network via Junction 5 M61 which is less than 5 minutes driving distance from the site.



Description

The property comprises two former factory premises, one of which has been demolished, the other remains standing albeit in disrepair.

The site is roughly rectangular in shape and extends to approximately 2.4 acres in total.

There are two access points leading from Bolton Road to the site.

There is modern housing to the north and north east of the site and older terraced housing fronting Bolton Road to the south east side of the site.

Tenure

Title documentation has not been provided but we are informed the site is held freehold.

Interested parties are encouraged to make the usual formal enquiries.

Planning

Offers on a subject to planning basis are expected.

Informal discussion suggests that there will be no in principle objections to residential development on the site.

Price

£1.75million STP.

VAT

A company share disposal/purchase would mean that VAT would not apply.

Viewing

At any reasonable time of the day.

Email mark.grayshon@wtgunson.co.uk

Date of Preparation: 31/8/16