



OLIVER ROOK



**RESIDENTIAL  
DEVELOPMENT  
LAND FOR SALE**

ESKRICK STREET,  
BOLTON, GREATER  
MANCHESTER, BL1 3EF

LAND FOR SALE WITH FULL  
PLANNING PERMISSION  
FOR 6 X 5-BED HOUSES

GUIDE PRICE:  
**£270,000**



**A fantastic opportunity to purchase this residential development site close to local amenities, good schools, excellent transport links and Bolton Town Centre. This is a well positioned site with full planning permission for 6 x 5-bed semi-detached houses with parking. These properties are larger than average and within a highly sustainable area.**

The site measures 0.29 acres and was previously a pub, which has now been cleared. It lies within a residential area and is within easy reach of local shops, larger supermarkets, parks and the motorway network.

The development is opposite a primary school with an Ofsted rating of 2 (good) and within the catchment areas of a further 5 primary schools with an Ofsted rating of 2 (good).

Bolton town centre is less than a mile away, and offers all of the amenities you would expect from a thriving modern town. Residents can enjoy a day's shopping at the town's many high-street stores, including the Crompton Place Shopping Centre and the Victorian Market Hall. The town centre is also home to a superb selection of bars and restaurants.

The site enjoys excellent road, rail and public transport connections with nearby towns and cities. The A58 links the town with Bury to the east and Wigan to the west, while the A666 leads to Blackburn in the north.

The nearby motorway network provides excellent links to neighbouring towns and cities, whilst a state of the art £48m transport interchange just over a mile away is due to open in 2016.

Bolton train station offers quick, direct and regular services to Manchester Victoria, Preston, Blackburn and Manchester Airport.



## LOCATION

- 0.8 miles to Bolton Town Centre
- 11.1 miles to Manchester City Centre

## TRAVEL

- 0.6 miles to the A666
- 0.6 miles to the A58
- 1.3 miles to Bolton Train Station \*
- 3.0 miles to the M61 motorway
- 5.7 miles to the M60 motorway
- 7.1 miles to the M66 motorway
- 7.5 miles to the M62 motorway

\* Journey Times: 23 mins to Manchester Victoria; 29 mins to Blackburn; 34 mins to Preston; 40 mins to Manchester Airport

## PLANNING

Full planning permission has been granted by Bolton Council under planning reference number 91696/14 for the construction of 6 x 5-bed semi-detached houses. Building Regulations have been approved for the development.

The land may lend itself to an alternative scheme subject to planning.

## HOUSE PRICES

We have obtained sales values from local agents and the site has an approximate GDV in excess of £1.25million.

Furthermore, each property has a total floor area of 1,463 sq ft. **The average price per sq ft in this area for semi-detached properties is £150** (source: Zoopla) giving a price of approximately £220,000 per house.

## LOCAL AUTHORITY

Bolton Council  
Victoria Square  
Bolton  
BL1 1RU

<http://www.bolton.gov.uk/>

## METHOD OF SALE

The land is offered for sale by private treaty as a whole. The freehold is available with vacant possession on completion.

## DEVELOPMENT & REGENERATION

When it comes to the economic regeneration of Greater Manchester, Bolton is leading the way. The town has received over £880m of investment from the public and private sectors in recent years.

The Bolton Innovation Zone is a large £300m development with the University of Bolton at its core. It also includes the development of a £4m apartment block and a £30m investment in Bolton One Health Leisure and Research Centre.

Bolton is looking forward to continued growth and investment in the next few years, including the £48m Transport Interchange and the transformation of Market Place Shopping Centre.

The new £48m Transport Interchange development will co-locate the main bus station with Bolton train station connected by a pedestrian skylink bridge. Plans for the new Interchange include a retail outlet are expected to be completed in 2016.

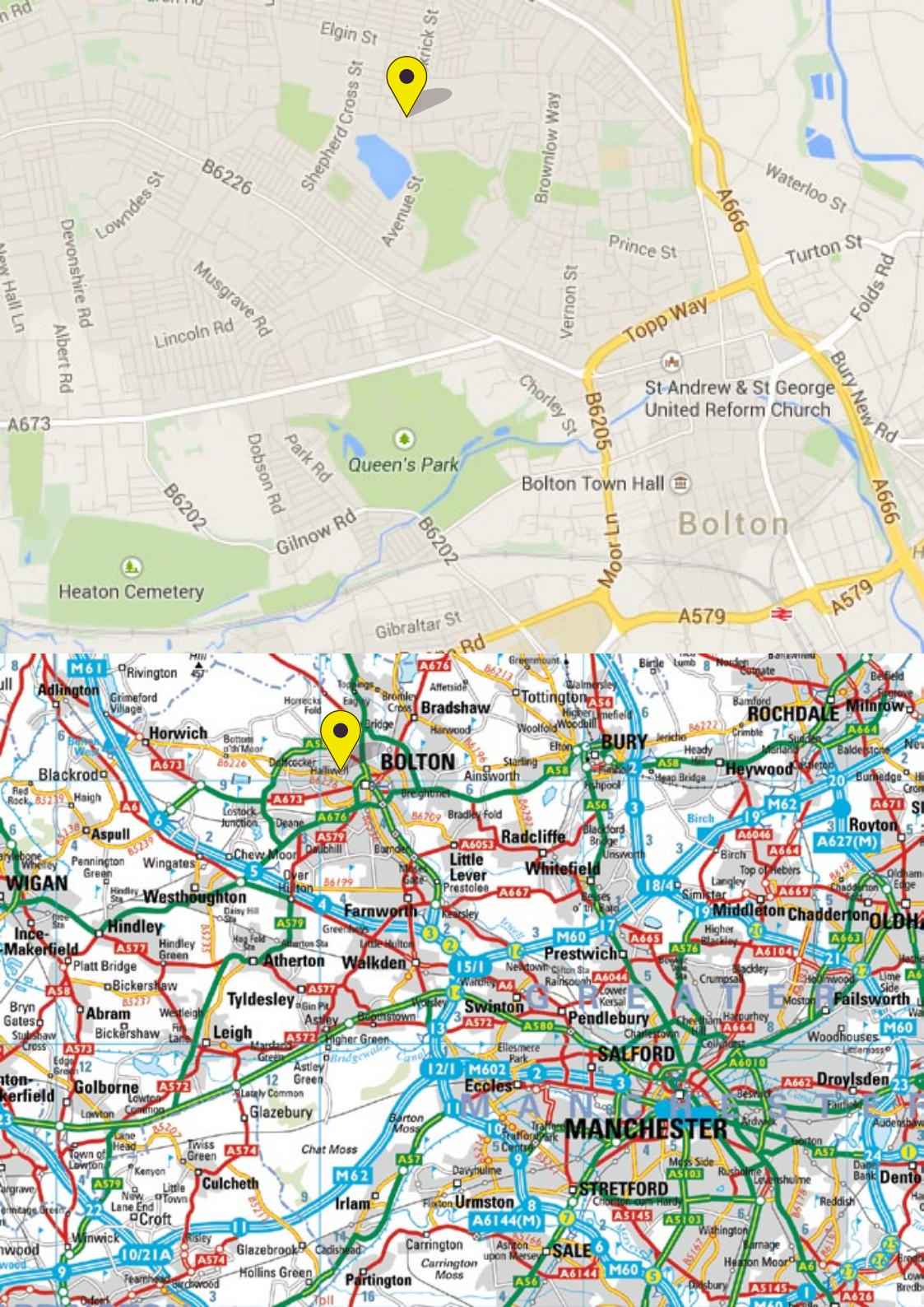
Complementary to this is a new £6.5m Grade A office block fronting Great Moor Street that was granted planning consent in February 2015.

Also earlier this year, a £3m regeneration project was revealed. Newport Street, a key pedestrian route into Bolton town centre, will benefit from the funding and will help create a seamless, open route from Bolton's new Transport Interchange to Victoria Square.

Work has recently begun on a £15m transformation of Bolton's Market Place Shopping Centre. Together with a new nine screen cinema, the unused Victorian vaults beneath the Market Place will soon be transformed into a retail, leisure and hospitality destination. This redevelopment has been hailed as a 'shining example' of regeneration by the head of the British Council of Shopping Centres (BCSC).

Further regeneration projects are planned for Bolton over the next ten years, including Church Wharf and Merchant's Quarter, which together will contribute 1,000,000 sq ft of business space.





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## ACCESS

The nearest postcode to the land is BL1 3EF. Current access into the site is off Eskrick Street.

Once developed, vehicular and pedestrian access to plots 5 & 6 will be off Eskrick Street onto private driveways. Vehicular and pedestrian access to plots 1-4 will be from the shared rear courtyard which is accessed via Shelley Walk. Plots 1-4 will also have front door access of Darley Street.

## VIEWING

The site can be viewed from the public highways and during daylight hours. The site is accessible at your own risk.

For further information please email [sales@oliverrook.co.uk](mailto:sales@oliverrook.co.uk).

## IMPORTANT NOTICE

Oliver Rook have produced these particulars in good faith but cannot guarantee total accuracy and are for illustration purposes only. Sizes, dimensions and distances are approximate. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.