

## Land at Chorley Old Road/New Barn Street, Bolton, Lancashire BL1 6AJ

Freehold site of about 560 sq m (6,027 sq ft) that could suit possible development, subject to consents



### Property Summary

- Freehold vacant site of about 560 sq m (6,027 sq ft)

### Location

The site is located north east of Bolton in Smithills that is a mainly residential suburb of Bolton in Greater Manchester about 3.1 miles north west of Bolton, 14.5 miles south of Blackburn and 17.9 miles north west of Manchester. Smithills lies on the lower south facing slopes of the West Pennine Moors. The site is located in a mainly residential area fronting Chorley Old Road on its junction with New Barn Street.

### Description

A roughly square site of about 0.056 hectares (0.14 acres) that is currently used for advertising on 1x96 sheet, but could suit possible alternative use or development, subject to obtaining any necessary consents. There is an electric sub-station to the rear on a lease paying £112 pa.

### Planning

Bolton Metropolitan Borough Council (01204 333333)  
[www.planningpa.bolton.gov.uk](http://www.planningpa.bolton.gov.uk)

### VAT

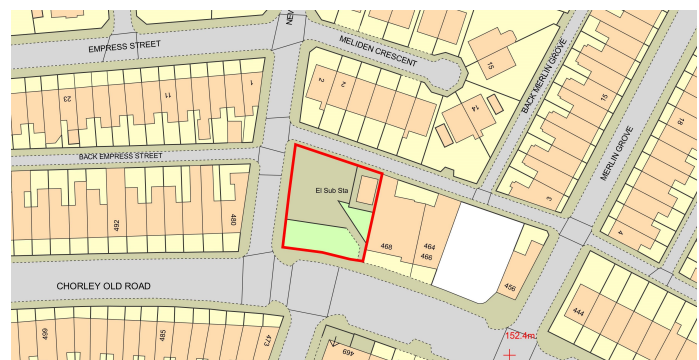
VAT is not applicable

### Tenure

#### Freehold

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