

**FOR SALE**



## **DEVELOPMENT LAND APPROX 2 ACRES**

**Land at Campbell Street  
Farnworth  
Bolton  
BL4 7HH**

- Suitable for residential development (subject to planning)
- Lapsed planning for 35 x 5 bed houses

## LOCATION

The site is located on the south side of Campbell Street close to its junction with Emlyn Street in Farnworth, Bolton.

Farnworth Town Centre is approximately 1 mile south east. Moses Gate Railway Station is approx. ½ mile to the east. Junction 3 of the M61 motorway is approx. 2 miles south east.

## DESCRIPTION

The property comprises a cleared site of approximately 2 acres in a mixed location of residential and commercial properties.

The site previously had outline planning consent for residential (35 x 5 bed houses) which expired in January 2015 – Planning Reference 87415/12.

## PURCHASE PRICE

Offers in the region of £695,000.

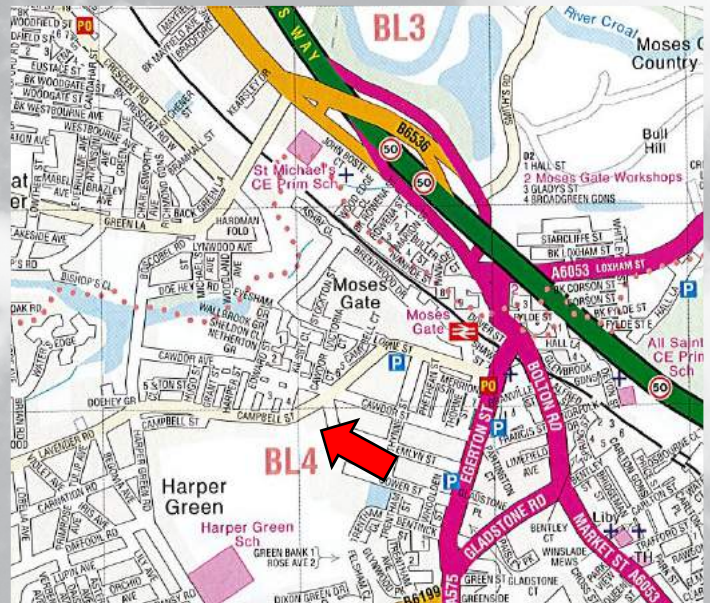
Offers will be considered on a conditional and unconditional basis.

## TENURE

Freehold.

## VAT

The purchase price is not subject to VAT.



## VIEWING

At any reasonable time of the day.

For further information please contact:

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