WILLIAM THOMAS
SALES & LETTINGS
www.williamthomasestates.co.uk 01204 590130 info@wtestates.co.uk

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

Plot Of Land Rock Terrace, Bolton, BL7 9HA

The Land...A rare development opportunity-

Extending over approximately 8 acres, this impressive plot presents a rare opportunity to invest in land with approved planning permission across 2 acres - for the construction of two contemporary, eco, grand design-style homes. Nestled within a tranquil woodland setting, the site offers an excellent opportunity for developers, investors or those seeking to create their very own unique home in a peaceful and picturesque location. Situated just off Cox Green Road in Egerton, the plot enjoys both tranquillity and everyday convenience, with local shops, pubs, cafes, restaurants and highly regarded primary and secondary schools. There are a range of scenic walks nearby such as The Last Drop Village, Turton Golf Club, Turton tower and Jumbles Reservoir.

The Houses...
Positioned off a private lane, the homes comprise two substantial detached dwellings, each designed with open plan kitchen-diner-living spaces, lounge, study, utility room, boot room, downstairs WC, double bedrooms, ensuites, the master with a dressing room, a family bathroom, front and rear gardens, driveways and beautiful woodland outlooks. The surroundings provide an idyllic setting for family living with the opportunity to create unique homes.

Please note that the AI generated photo is not an exact drawing. For further information you can go to the Bolton Council website and search under the reference number 18072/24

Property One-
A substantial five-bedroom detached family home extending approximately 3,800 sq ft, offering impressive accommodation for contemporary family living.

Property Two-
A generously proportioned four-bedroom detached family home extending to approximately 3,230 sq ft, providing an equally one-of-a-kind opportunity to create a rare and spacious modern property.

Plot Of Land Rock Terrace, Bolton, BL7 9HA

The Location...
Set in a desirable location accessible by two lovely villages, Egerton and Bromley Cross. Within very easy access of all the daily amenities in both villages, including local shopping, excellent schooling at all levels and of course Bromley Cross train station with direct links to Bolton, Manchester and Clitheroe. Wonderful country walks are on your doorstep, there's lovely dog walks around The Jumbles Country Park and cosy pubs and cafes nearby!

£600,000

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- Plot Of Land With Planning Permission For Two Detached Family Homes
- Set In A Peaceful Woodland And Quarry Location In Egerton
- Planning Approved for Two Eco Grand Design-Style Houses
- Property One - Five Bedrooms - 3,800 Sq Ft
- Property Two - Four Bedrooms - 3,230 Sq Ft
- Total of 8 Acres
- Rare And Unique Opportunity
- Private Lane
- Freehold
-

Plot Of Land Rock Terrace, Bolton, BL7 9HA

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Aerial Photos





AI Design



Land Photos





Plot Of Land Rock Terrace, Bolton, BL7 9HA





Land Photos



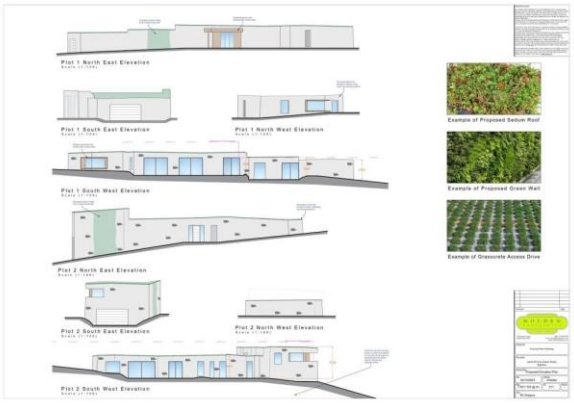


Private Lane



Plot Of Land Rock Terrace, Bolton, BL7 9HA

Plans And Plot Images







Aerials









Aerials





Agents Notes

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