



## For Sale Via Online Auction - Land on the edge of Bolton Town Centre

Land At Carlton Street, Bolton, BL2 1BT

0.32 Acres (0.13 Hectares)

- Development opportunity subject to planning permission
- Well located close to Bolton Town Centre
- Good transport links via the A666 (St Peters Way)
- Cleared site
- Close to the Bus and Rail Interchange

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Contact Pattinsons Auction

The subject site is 0.318 acres in size and is well located in close proximity to Bolton Town Centre. The site is currently open land that has been cleared of any significant building structures and could be suitable for a variety of developments both commercial and residential subject to acquiring the relevant planning permission.

The site is well located within walking distance of Bolton Town Centre and importantly in close proximity to the bus and rail Interchange along with the A(666) and the University of Bolton.

The immediate area is predominately occupied by a mix of residential and commercial users including offices, a wedding venue and industrial occupiers.

For further information please contact our office direct on 01204 221030 or Pattinsons auction on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact Pattinsons to arrange an internal inspection, or to register your interest.

## Location

The property is located on Carlton Street in Bolton Town Centre which can be accessed via Bridgeman Place. The site is within walking distance of Bolton Town Centre, the train station and the location of the new bus station.

The site is easily accessible via the A666 which provides access to the wider motorway network including Manchester City Centre.

## Accommodation

0.318 acres / 0.129 hectares

## Price

£280,000 Guide Price

## Planning Use

Suitable for a variety of uses subject to planning permission

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Interested parties are advised to make their own investigations with the local council

## Viewing

Viewing by way of appointment -

Fletcher CRE  
01204 221 030  
[john.fletcher@fletchercre.co.uk](mailto:john.fletcher@fletchercre.co.uk)

or

Pattinsons auction 0191 737 1154

[commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk)

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