



WIGAN ROAD, DEANE

£450,000

- Prime Residential Building Plot
- Previous Planning Permission for 15 Apartments 74064/06
- Level Cleared Site with Main Road Frontage
- Options for Several Other Developments - STPP





****CALLING ALL BUILDERS & DEVELOPERS**** Large Building Plot in Sought After Residential Area - Previous Planning for Block of Apartments - Huge Potential - Available NOW with No Chain The subject land is located fronting direct on to the A676 Wigan Road, close to its junction with Junction Road. The site is in a popular residential area close to Haslam park and several good schools. It is within walking distance to excellent amenities on Deane Road and convenient for access to Bolton town centre and the M61 motorway for links to Manchester and beyond. The site was formerly occupied by a nursing home, but has now been cleared and has had the benefit of planning approval for 15 apartments. This has now expired, but potential remains for various alternative uses. Planning ref: 74064/06. The site is level and has a 30m frontage to Wigan Road and a depth of around 50m. Please contact the office for more information. All enquiries to Regency Estates.



**TENURE:
FREEHOLD**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

