



Land to the South of Dentedale Close Dentedale Close, Lostock, BL1

Asking Price £800,000



LAND TO THE SOUTH OF DENTDALE CLOSE, LOSTOCK, BOLTON, BL1 5XD

An exciting residential development opportunity in the highly sought-after area of Lostock, Bolton, with planning permission approved for three substantial detached homes of approximately 3,000 sq ft each.

The site benefits from direct access via Dentdale Close, with access works already undertaken and pre-commencement conditions discharged, providing an excellent opportunity for a developer or investor to progress the scheme.

Set within an attractive elevated position, the site enjoys an interesting natural topography and outlook towards the Middlebrook corridor and Valley Trail. There may also be potential to explore amendments to the approved scheme, subject to planning consent.

Excellent transport links, including the M61 and Lostock Railway Station, are within easy reach, with Middlebrook and Bolton town centre also conveniently accessible.

CGI and AI-generated images are included for illustrative purposes only and are intended to demonstrate the potential appearance of the proposed development. They do not represent the completed properties and should not be relied upon as an exact representation of the final development.









Stapleton Derby
497 Warrington Road Rainhill, Merseyside, L35 0LR
Tel: 0151 430 0717
office@stapletonderby.co.uk
www.stapletonderby.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.