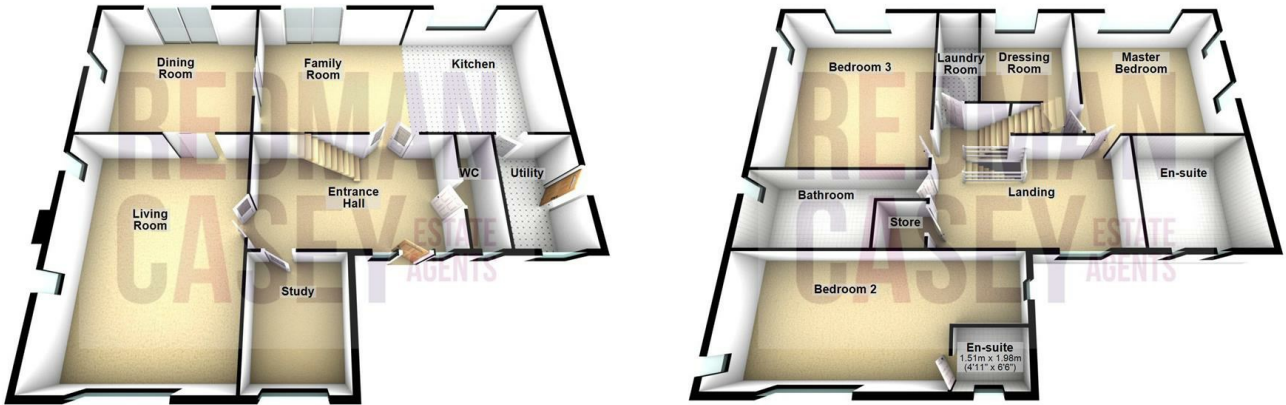


## Plot 5 Grundy Fold, Horwich, Bolton, Lancashire, BL6 6QA



**£650,000**

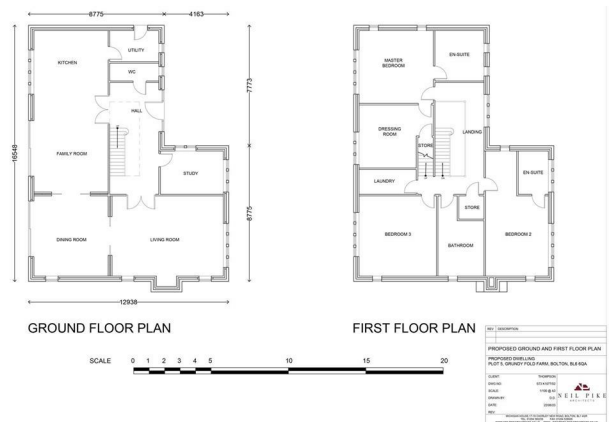
\*\*\* A SUPERB OPPORTUNITY TO BUILD A LUXURY NEW BUILD PRESTIGE HOME TO YOUR OWN EXACTING SPECIFICATIONS \*\*\*

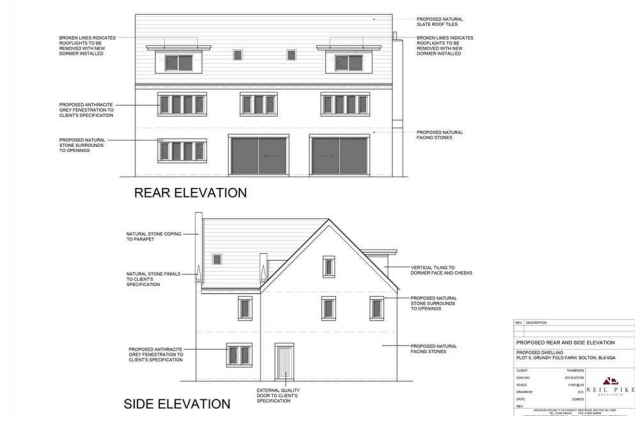
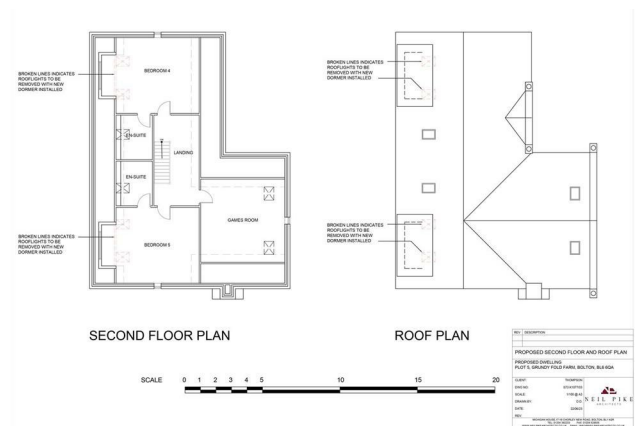
We are delighted to bring to the market this substantial plot (0.8 acres) with planning for a 5 bedroom 5 bathroom executive detached property. Set in this small enclave of 4 similar properties ( 2 completed one underway) this is a once in a lifetime opportunity to build the home of your dreams. The property details are fluid and can be redesigned internally to create more bedrooms if required. There is also the advantage of the services are already on site and some building materials will be included in the purchase price. Viewing is highly recommended to appreciate the location and size of the plot on offer.

- Large Plot with Planning
- Planned For 5 Bedrooms and 5 Bathrooms
- Approx Build Cost will be Around £900,000 - 1m
- Executive Detached property with c4870 sqft of Accommodation
- 4 Reception Rooms
- Appointment to View Essential



If you have been searching in vain for your ultimate forever home that offers spectacular views luxury accommodation, extensive parking, significant plot with beautiful private landscaped grounds, all finished to the most exacting of standards throughout? then this may be the one for you. This is a fantastic opportunity for a purchaser to have a stunning and bespoke luxury home built for them in one of Bolton's most prestigious developments. Standing within its own private grounds within a spectacular development of only four other homes, this individually designed new build detached home is available to buy as a plot and potentially for the developer to build your home for you to your own specifications. This beautiful property is planned for a 5 bedroom 5 bathroom home that will be built to the highest of standards But the plans are fluid and can be redesigned internally to accommodate up to 7 bedrooms. The property will be built using ultra-modern construction techniques this will be a highly energy efficient home with a low carbon footprint. The fabulous, well-proportioned accommodation provides around 4780 square feet of living space that is ideally suited to modern lifestyles, situated within a large private plot of approximately 0.8 acres The location is ideally positioned on the edge of open countryside yet is within easy access to a host of amenities and well placed for major transport links offering easy access into Manchester and across the North West. This is a unique opportunity to purchase a new build home that you will be involved in the build process from the start to finish and is unlikely to be on the market for very long. As such, an early enquiry is strongly advised to avoid disappointment.





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

