

Land at Rear of 340 Manchester Road, Blackrod, Bolton, Lancashire, BL6 5BG



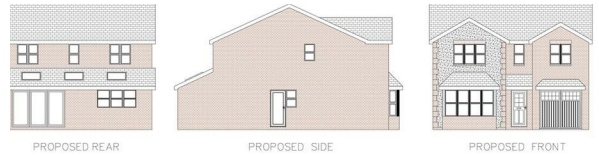
Offers In The Region Of £155,000

Building plot off Greenbarn Way with planning for a spacious 4 bedroom detached house of around 2000sqft planning application is available <https://www.planningpa.bolton.gov.uk/online-applications-17/simpleSearchResults.do?action=firstPage> or using Reference 12383/21

- Building Plot with Planning For
- Two En suite plus Family Bathroom
- Off Road parking Plus Garage
- Large 4 Bedroom Detached
- Large Open Plan Living Kitchen
- Planning Ref 12383/21



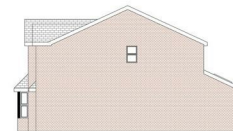
The property when built shows excellent accommodation which comprises :- Entrance hall, cloakroom wc. Lounge, large open plan living kitchen diner and garage. To the first floor there are four generous bedroom two with en suite shower rooms and a family bathroom. Outside there are gardens and driveway parking for 2 cars to the front and gardens to the rear. This opportunity sometimes only comes around once in a lifetime and offers a fantastic chance to build the home of your dreams



PROPOSED REAR

PROPOSED SIDE

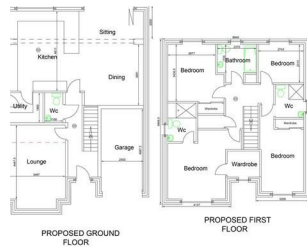
PROPOSED FRONT



PROPOSED SIDE

Greenbank Way Bolton BL6 5TE	
DATE:	16th July 2018
SCALE:	1:100 @ A1
PROJECT:	BL6 5TE
CLIENT:	Redmancasey
DESIGNER:	Entwistle Design Services
APPROVED BY:	

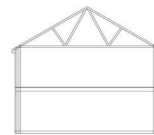
ENTWISTLE DESIGN SERVICES
 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



PROPOSED GROUND FLOOR

PROPOSED FIRST FLOOR

Notes:
 1. All dimensions are in millimetres unless otherwise stated.
 2. All walls are 100mm thick unless otherwise stated.
 3. All floors are 100mm thick unless otherwise stated.
 4. All doors are 2000mm high and 800mm wide unless otherwise stated.
 5. All windows are 2000mm high and 1200mm wide unless otherwise stated.
 6. All roof pitches are 12.5% unless otherwise stated.
 7. All external walls are finished with brickwork unless otherwise stated.
 8. All internal walls are finished with plaster and paint unless otherwise stated.
 9. All floors are finished with carpet unless otherwise stated.
 10. All ceilings are finished with plaster and paint unless otherwise stated.
 11. All stairs are finished with carpet unless otherwise stated.
 12. All external surfaces are finished with concrete unless otherwise stated.
 13. All drainage is to be installed in accordance with BS 5534.
 14. All electrical work is to be installed in accordance with BS 7671.
 15. All gas work is to be installed in accordance with BS 5499.
 16. All plumbing work is to be installed in accordance with BS 6800.
 17. All heating work is to be installed in accordance with BS 5499.
 18. All ventilation work is to be installed in accordance with BS 5499.
 19. All lighting work is to be installed in accordance with BS 5499.
 20. All firework is to be installed in accordance with BS 5499.
 21. All security work is to be installed in accordance with BS 5499.
 22. All other work is to be installed in accordance with BS 5499.



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Existing Site Plan

Proposed Site Plan



Location Plan 1:1250



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