



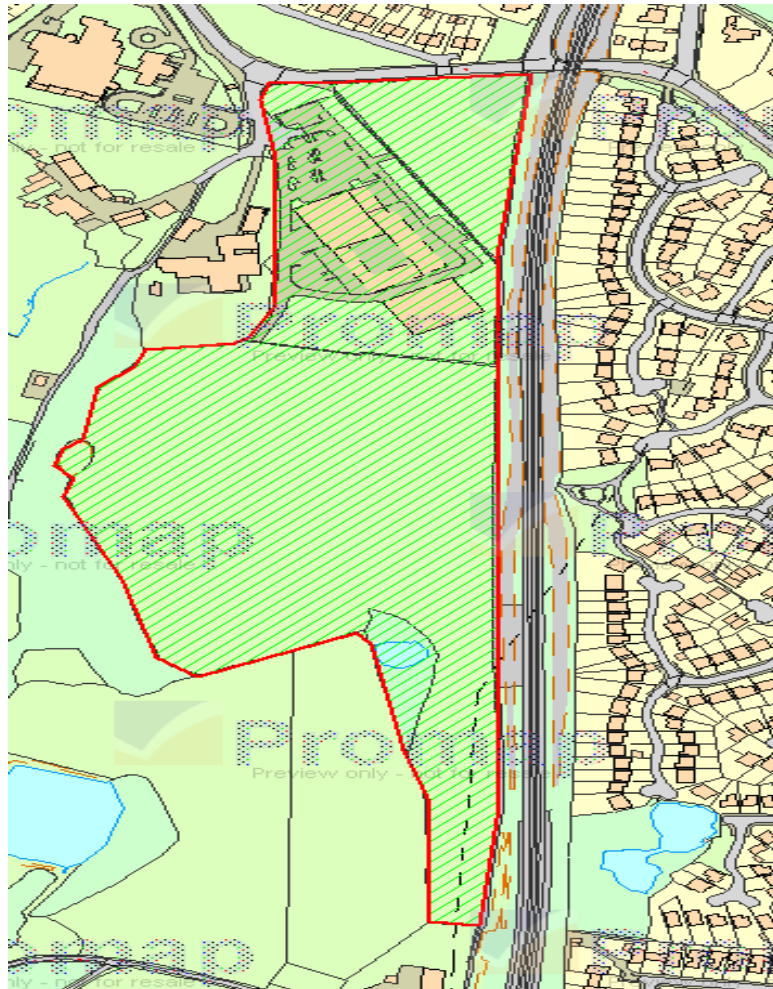
**DAVID CURRIE & Co.**  
Real Estate and Asset Consultants

---

# **FOR SALE**

## **Development Opportunity STPP**

**Land at Holland Nurseries  
Darwen Road, Bromley Cross,  
Bolton, BL7 9AA**



- **Site Area of +/- 8.744 ha / 21.606 acres**
- **Freehold**

**0161 393 2222**

**[www.davidcurrie.co.uk](http://www.davidcurrie.co.uk)**

## Location

The site is located on the B6472 and is approximately 3 miles from Bolton Town Centre. The site also benefits from being close to the A666 which connects to the M60, M61 and M65.

## Description

On a site that measures approximately 21.6 acres and given that it is located in a desirable area, this site would be ideal for a housing developer and/or a supermarket.

The site benefits from being close to a number of amenities and is also located between Turton Golf Club and Dunscair Golf Club.

## Location Plan



## Price and additional details

Further details are available from

Liam Currie

David Currie & Co

0161 393 2222

[liam@davidcurrie.co.uk](mailto:liam@davidcurrie.co.uk)

[www.davidcurrie.co.uk](http://www.davidcurrie.co.uk)

Andrea Shackleton

David Currie & Co

0161 393 2222

[andrea@davidcurrie.co.uk](mailto:andrea@davidcurrie.co.uk)

[www.davidcurrie.co.uk](http://www.davidcurrie.co.uk)



David Currie & Co

Disclaimer: David Currie & Co ("DC") and its subsidiaries and their joint agents if any, for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of DC or the seller or landlord and do not constitute the whole or any part of an offer or contract.

(ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.

(iii) No employee of DC has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.

(iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

(v) Except in respect of death or personal injury caused by the negligence of DC or its employees or agents, DC will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by DC.

(vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and DC shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.