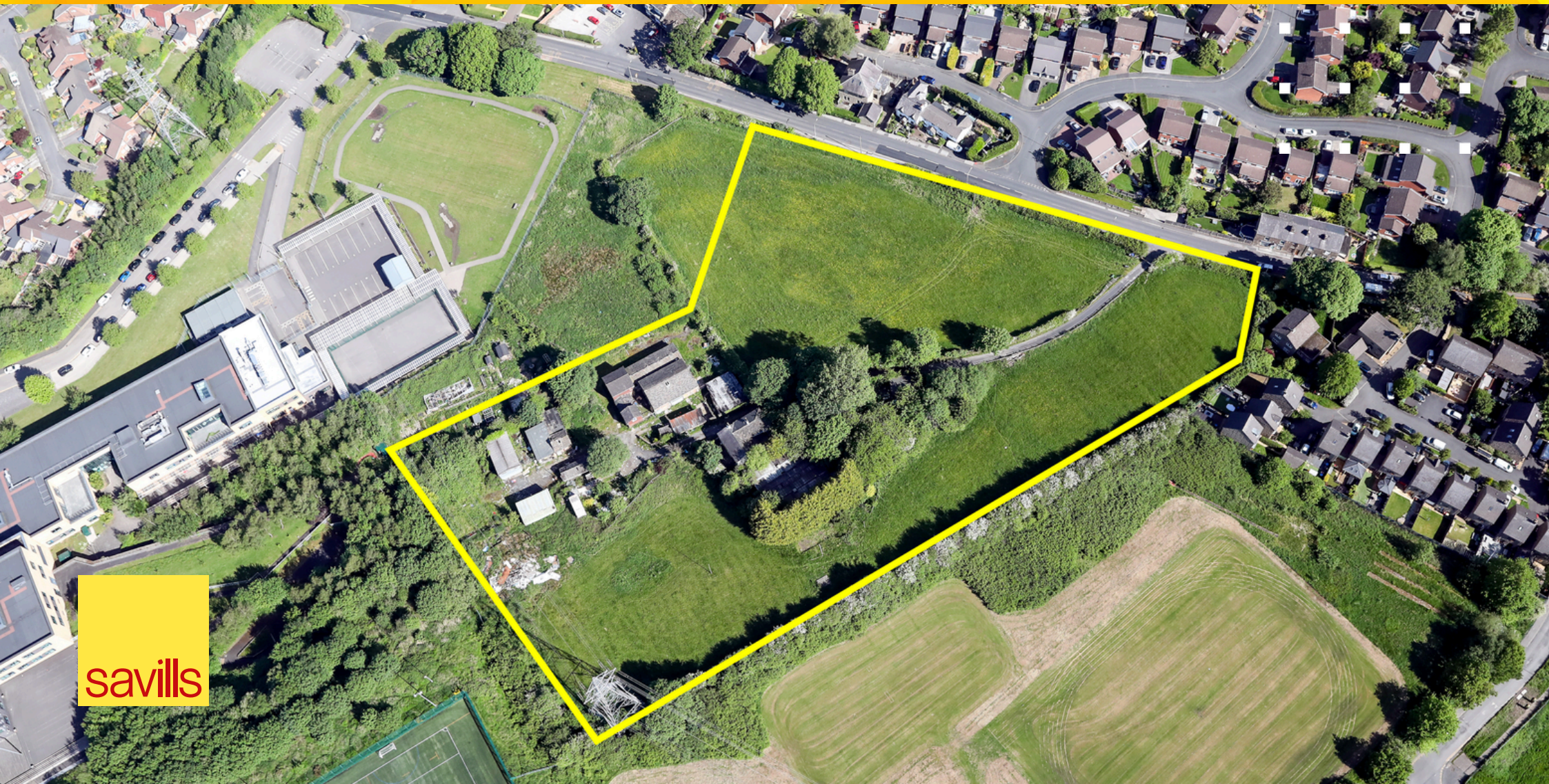


Earls Farm

STITCH-MI-LANE, BOLTON BL2 4HU

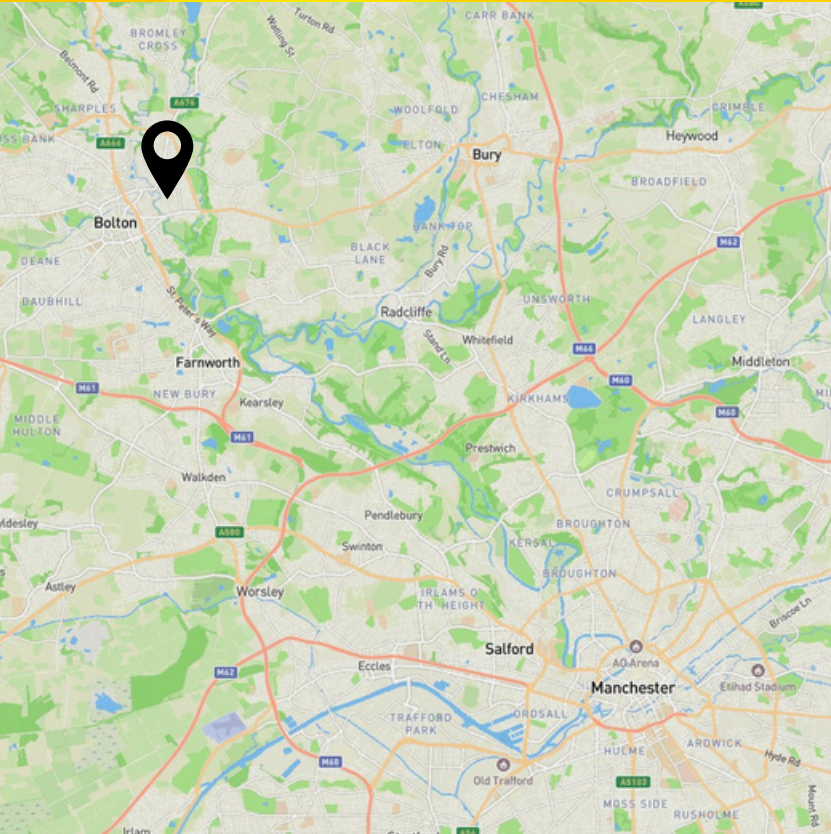
Residential Development Opportunity



savills

KEY HIGHLIGHTS

- Allocated for residential development in 2014 for 53 dwellings.
- Strong potential for a variety of uses including traditional family housing, as well as specialist accommodation such as extra-care or retirement living.
- Site extends to approximately 5 acres.
- Freehold Opportunity.



PROPOSAL

Offers are invited from parties with an interest in the site's development potential across all uses. All proposals will be considered on their individual merits.

Please note our client is not obliged to accept the highest, or indeed any, offer received.

LOCATION

The site occupies an accessible and established residential location approximately 2 miles north-east of Bolton town centre. The area benefits from strong transport connectivity, with easy access to the A58 and A666, linking to the wider Greater Manchester motorway network, including the M61.

The surrounding area is well served by a range of local amenities, including shops, schools and community facilities, with Bolton St Catherine's Academy and Firwood High School located immediately adjacent to the site.

The locality is characterised by a mix of established housing and open green space, creating an attractive setting with strong appeal for future residential development.

DESCRIPTION

The site comprises a well-located parcel of land with associated outbuildings, benefiting from direct access off Stitch-Mi-Lane and positioned adjacent to Bolton St Catherine's Academy. Extending to approximately 5 acres, the land is owned by Bolton Council and features a gently sloping topography, falling from east to west.

The site comprises a range of outbuildings of traditional construction, understood to be predominantly of basic agricultural form with a combination of brickwork and stone elevations beneath pitched roofs. The buildings are assessed as being in overall poor condition, exhibiting varying degrees of deterioration consistent with their age and usage.

At present, the outbuildings are understood to be vacant, with no existing leases or licenses in place.

The site also benefits from a well-established central area of mature trees, while existing hedgerows define much of the site's boundaries, providing a degree of privacy.

It should be noted that a electricity pylon is situated within the site, located in the southern corner.

PLANNING

The site falls within the jurisdiction of Bolton Council. There are currently no live or pending planning applications associated with the property.

There are no listed buildings within the site, and it is not located within a designated conservation area.

We understand the majority of the site was allocated for residential use to account for 53 dwellings in 2014. This is identified within Bolton Council's Allocation Plan as part of the Local Plan, under allocation reference 49SC.

We also note that while there is an emerging Local Plan, it is understood that the site will remain allocated, thereby enabling a planning application to be submitted without delay.

DATA ROOM

Information about the site is available to interested parties through a secure data room. Access details should be requested from joanne.young@savills.com. Savills will review all registration details of interested parties prior to providing access to the data room.

METHOD OF SALE

The site is to be sold by an informal tender process. An offer pro forma is included in the data room which must be completed and submitted as part of any bid.

The tender deadline for the submission of offers will be confirmed in due course, and all interested parties will be notified accordingly. All offers must be submitted by email to Savills. Contact details are detailed overleaf.

VIEWINGS

Viewings must be made via appointment with Savills. Please note that neither the Vendor nor Savills accepts any liability for parties entering the site for inspection purposes.



COMPLIANCE CHECK

Please be advised that we are required by law to satisfactorily complete compliance checks on the purchasing entity to comply with anti-money laundering regulations.

LEGAL COSTS

The Purchaser will be expected to cover the Council's legal and surveyors' fees related to the transaction.

VAT

Bidders are to assume that the sale price will be subject to VAT.

TENURE

The site is held Freehold and is part of title number MAN114118.

EPC

The main building has an EPC rating of D.



Earls Farm Stitch-Mi-Lane, Bolton BL2 4HU

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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