



*Plot Of Land At Grundy Fold Farm,  
Chorley Old Road, Horwich*



**Miller Metcalfe**  
PRESTIGE

SINCE 1891



**\*\*\* LUXURY PRESTIGE BUILDING PLOT WITH PLANNING PASSED TO BUILD  
A STUNNING SIX BEDROOM HOME TO YOUR OWN EXACTING SPECIFICATIONS \*\*\***



Have you been searching in vain for your ultimate forever home that offers spectacular accommodation, extensive parking, significant plot with beautiful private landscaped grounds and breath-taking views, all finished to the most exacting of standards throughout? Why not build your own?

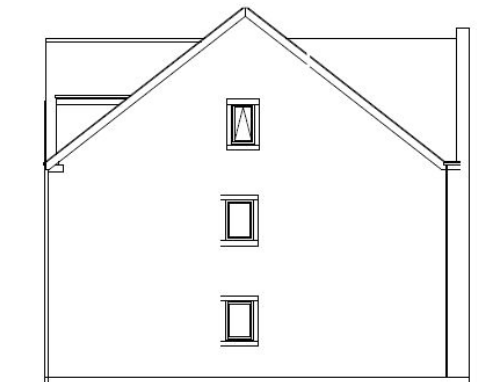
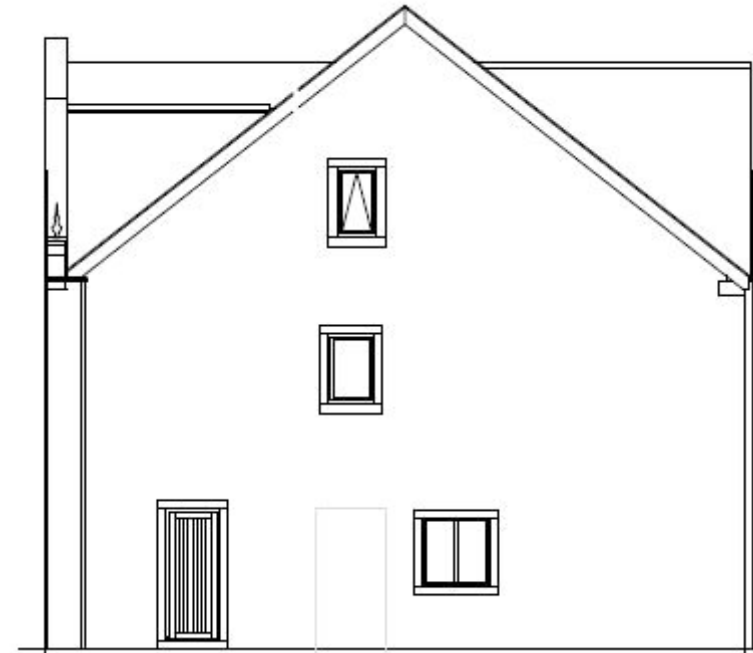
This is a unique opportunity for a buyer to purchase the plot to build a brand new luxury home in one of Bolton's most prestigious developments. Standing within its own luxurious private grounds within a spectacular development of only five other homes, this will be a truly spectacular, individually designed new build detached home for you to build to your own specifications.

This planning allows provision to construct a beautiful property which is bespoke designed to be built using ultra-modern construction techniques to create a super-efficient home that has a particularly low carbon footprint.

The fabulous, well-proportioned accommodation will be over 5,000 square feet of living space that is ideally suited to modern lifestyles, situated within a large private plot and with a further approximately 2 acres of land adjacent which may be available by separate negotiation.

The location is exceptionally private, sitting on the fringes of spectacular awe inspiring 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 rare opportunity to purchase a prestige building plot in order to build a new home that you will be involved in the build process from the ground upwards and is unlikely to be on the market for very long. As such, an early enquiry is strongly advised to avoid disappointment.









GROUND FLOOR  
1344 sq.ft. (123.6 sq.m.) approx.



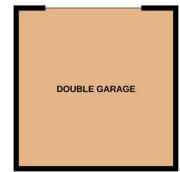
1ST FLOOR  
1965 sq.ft. (182.3 sq.m.) approx.



2ND FLOOR  
1407 sq.ft. (130.2 sq.m.) approx.



GARAGE  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 5719 sq.ft. (531.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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