



null

Land

Offers invited

£32,000

Located in

Blackpool



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23 Bolton Street

Blackpool | | FY1 6AB



Development / Investment Opportunity – Bolton Street, Blackpool FY1

An opportunity to acquire a freehold parcel of land in a central and established residential location within Blackpool. Situated on Bolton Street, the site is positioned within close proximity to the town centre, local amenities and transport links, making it a strategically placed acquisition for investors and developers alike.

The land offers potential for a variety of future uses, subject strictly to the necessary planning permissions and statutory consents. Prospective purchasers are advised to make their own enquiries with the local planning authority regarding any proposed development. No planning applications have been submitted, and no representations are made as to what may or may not be achievable on site.

Blackpool continues to demonstrate consistent demand within the private rental sector and entry-level housing market, underpinned by affordability and ongoing regeneration initiatives. As such, the site may present an opportunity for value enhancement through appropriate redevelopment, repositioning or long-term land holding, depending on purchaser strategy.

Offered at a competitive level to reflect its current status, this is a straightforward freehold acquisition suited to investors seeking a speculative opportunity or developers exploring smaller-scale projects, entirely subject to due diligence.

All interested parties are encouraged to undertake independent investigations to fully assess suitability for their intended use.

23 Bolton Street

£32,000 Freehold



- Freehold land parcel in a central and established Blackpool location
- Offers potential for redevelopment or alternative use, subject to planning consent
- Strategically located in an area with ongoing regeneration initiatives
- Surrounding area is predominantly residential, providing a clear context for future projects
- Strong demand in the local rental and housing market supports potential returns
- Positioned close to local amenities, transport links, and the town centre
- Competitive pricing for speculative investment or small-scale development
- Accessible site for entry-level developers or portfolio investors
- Opportunity for value enhancement through careful design or planning application
- Early inspection and due diligence recommended to fully assess potential

Council Tax Band G

Local Authority Blackpool Borough

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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