

Client: Regent Park Golf

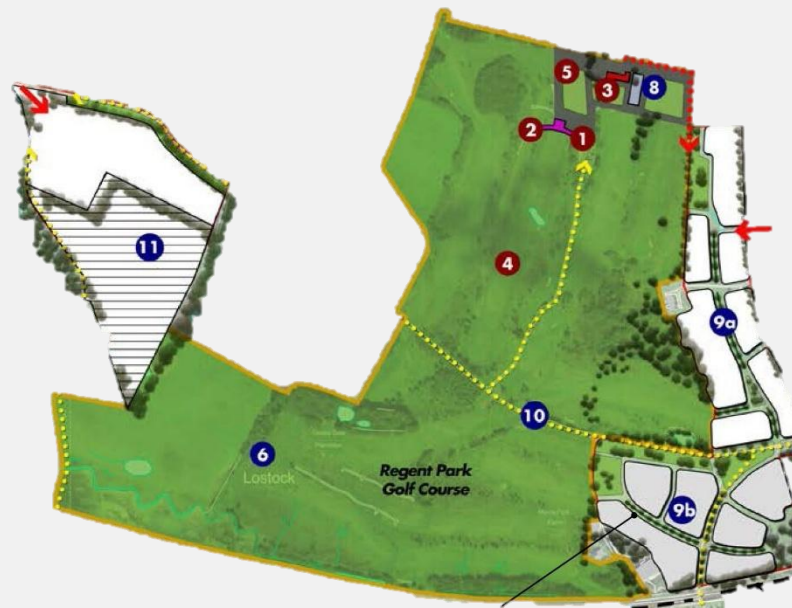
Land: Greenbelt Land

Site Area: 50.8 acres

Number of Dwellings: 330

Local Authority: Bolton Council

Sold to: Regional Housebuilder



DIRECTORS COMMENTS

"Our vision for Regent Park was always about balance – ensuring that growth and development worked hand-in-hand with protecting and enhancing valued community assets. By reconfiguring the golf course, we could secure its long-term future, whilst also unlocking land for new homes and employment that Bolton urgently needs."

This project reflects what Beck Strategic Land does best: creating sustainable, well-considered developments that deliver across the board – high-quality housing, local job opportunities, improved leisure facilities, and better connections for the community. Regent Park is a clear example of how thoughtful land promotion can provide lasting benefits not just for today, but for future generations too."

Ben Wilkinson MRICS
Managing Director
Beck Strategic Land



THE SITE

Beck Strategic Land identified an opportunity at Regent Park Golf Course, Bolton, to bring forward a mixed-use scheme that combined housing, employment, and leisure in a high-quality parkland setting. Working closely with the landowners, the vision was to rationalise and enhance the golf course, ensuring its long-term viability while also releasing two parcels of land for sustainable development.

The eastern parcel provided strong potential for much-needed new homes, helping to meet local demand and offering a mix of housing in an attractive green setting. To the west, land adjacent to Middlebrook presented an excellent location for employment space, benefiting from strong transport links and proximity to established businesses. This created the opportunity to support local enterprises, encourage inward investment, and deliver new jobs.

Taken together, the proposals demonstrated how a carefully considered strategy could deliver homes, economic growth, and improved leisure facilities, while safeguarding the golf course as a valued community asset.

THE PROCESS

Working with planning consultants and stakeholders, Beck Strategic Land developed a concept masterplan which balanced new development with the protection and enhancement of the golf course. The proposals included:

- A reconfigured and improved golf course with a new clubhouse and leisure facilities.
- Around 330 new homes of mixed sizes and tenures to help meet Bolton's housing needs.
- Approximately 4.8 hectares of employment land, supporting job creation and economic growth.
- Improved pedestrian and cycle routes to connect the site with Middlebrook, Lostock, and public transport hubs.

Throughout the process, the team carefully assessed the site's Green Belt context, demonstrating that development could be achieved without undermining its role, while also contributing to Bolton's sustainable growth strategy.

THE OUTCOME

The proposals for Regent Park offer a unique opportunity to deliver social, economic, and environmental benefits in one integrated scheme. The project would:

- Secure the long-term future of an important local leisure facility.
- Provide high-quality new homes in a desirable location.
- Create employment opportunities and support local business expansion.
- Deliver enhanced green infrastructure and sustainable transport connections.

In doing so, the development balances growth with community and environmental value, setting a benchmark for mixed-use land promotion in the region.