

**FOR SALE**

**Land & Potential Development  
Opportunity – Subject to the  
Necessary Consents**

**Offers Invited in Excess of:  
£1,000,000.**

**Fitton Estates**  
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**Land on the East Side of Parrs Lane, Ormskirk, Lancashire, L39 5BP**



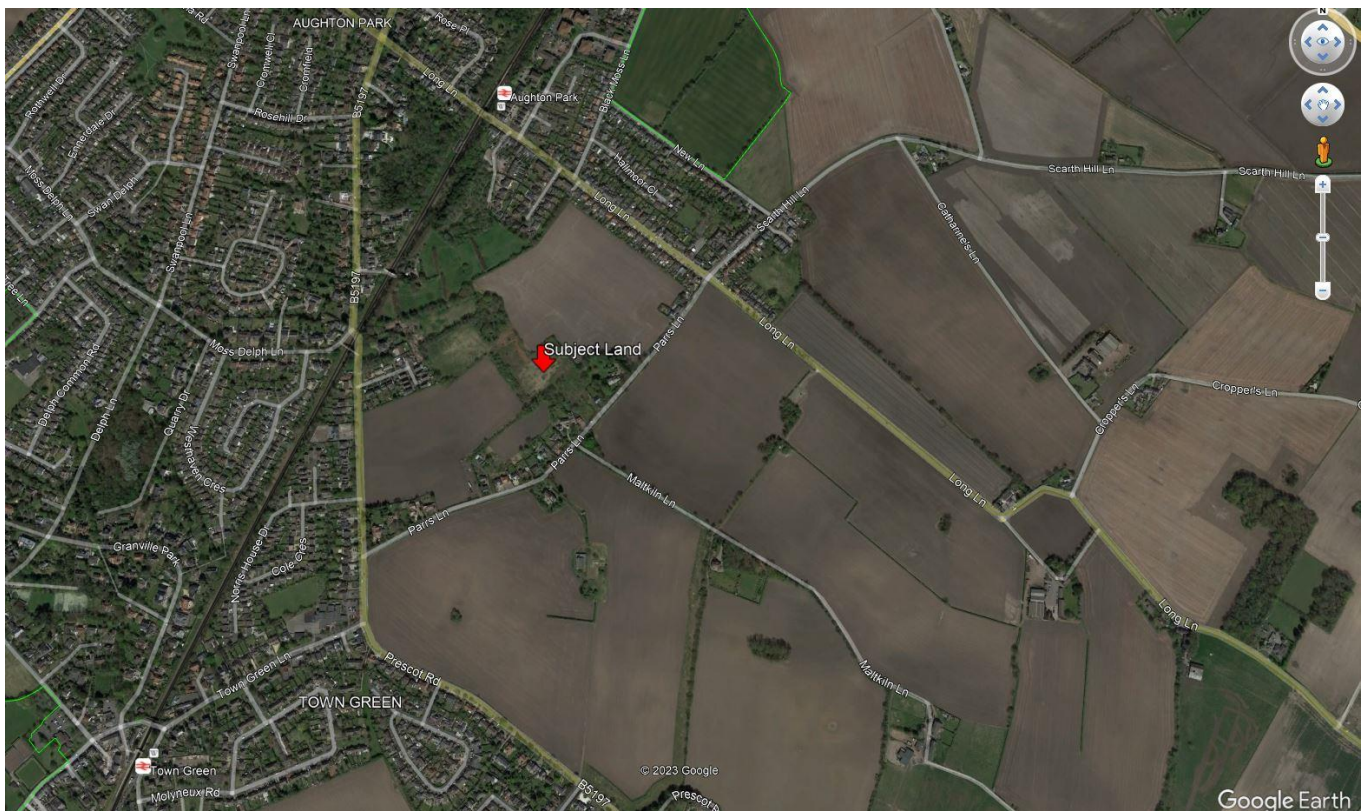
- **Strategic Land & Development Opportunity Subject to All the Necessary Consents and Appropriate Conditions.**
- **Located in Sought After position in Aughton, West Lancashire, Between Ormskirk & Maghull**
- **Approximately 3.7 Acres, Subject to Confirmation with the Deeds (and boundary survey).**
- **Adjacent Land with Planning Permission Available by Way of Separate negotiation. Further details on application.**

**Fitton Estates**, Hoghton Place, 47 Hoghton St,  
Southport, Merseyside, PR9 0PG  
**Telephone:** 01704 500345  
**Email:** info@fittonestates.com

**Location:** The site is accessed off Parris Lane, Aughton which is situated off Prescott Road and is close to Aughton Park Railway Station.

**Description:** Strategic Land & Development Opportunity, subject to the necessary consents, approximately 3.7 acres, marked red on the enclosed plan, additional right of way area marked in yellow, subject to confirmation with the deeds.

The property is adjacent to two sites at the rear, where national house builders have previously submitted planning applications for residential development.



**Accommodation:** Total site area approximately 3.7 acres - subject to confirmation with the deeds and boundary survey.

**Tenure:** Freehold. Copies of the land registry entries are available on request.

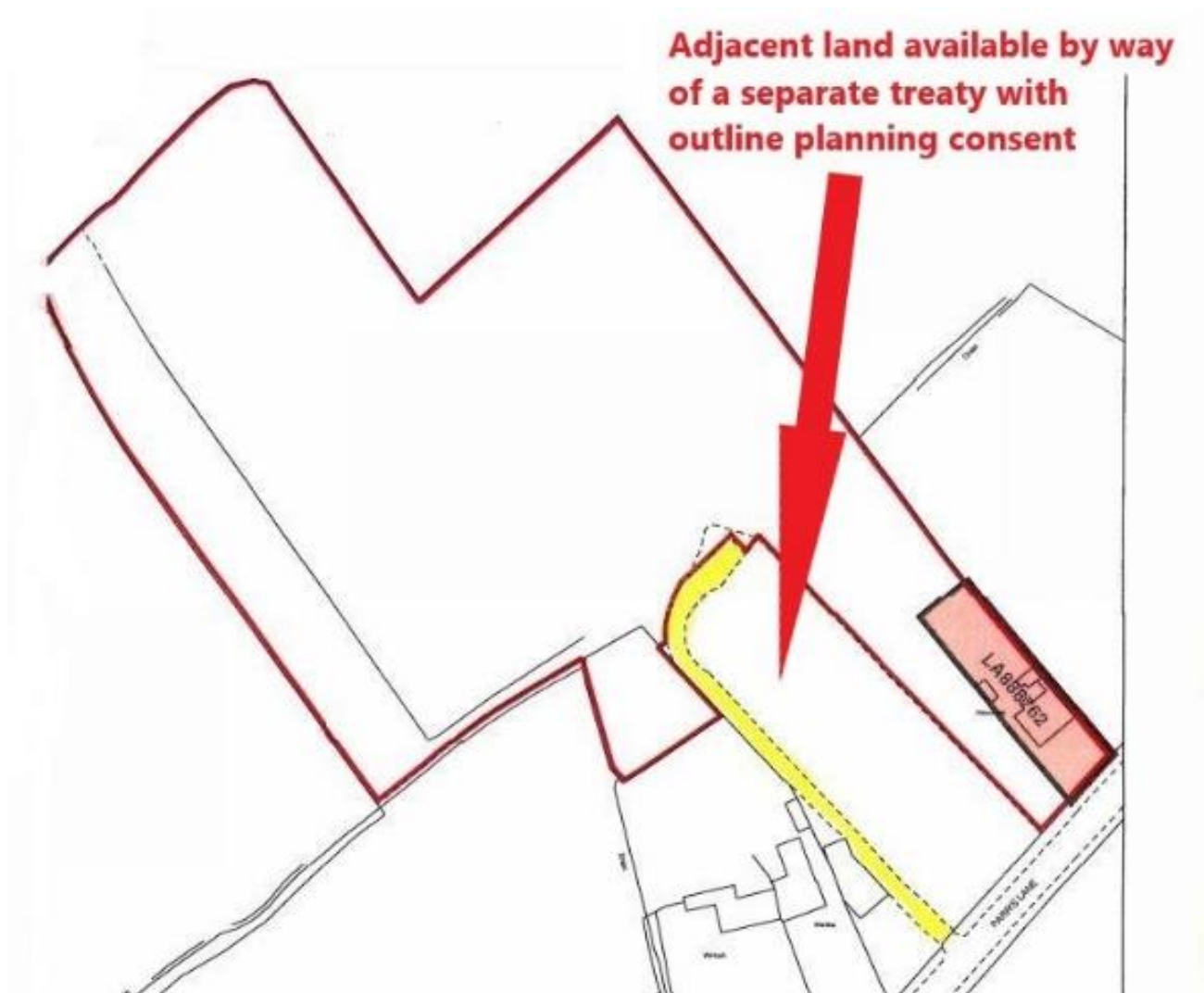
**Offers Invited in Excess of:** £1,000,000, subject to contract. Planning conditional offers will be considered on their individual merits.

**Money Laundering Regulations:** Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

**VAT:** All prices and rentals where quoted are exclusive of but may be subject to VAT.

**Legal:** All parties are responsible for their own legal costs.

**Viewing:** Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.



**Details Prepared 15 November 2023**

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property