



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Nixons Lane Skelmersdale, WN8 9BE

### Offers In Excess Of £160,000

\*\*\*DEVELOPMENT OPPORTUNITY\*\*\* \*\*ATTENTION BUILDERS & DEVELOPERS\*\* \*\*PLANNING PERMISSION GRANTED 2020/1154/FUL\*\*

Flexi-Agent are delighted to present a development opportunity for land with full planning permission granted for 5 dwellings. The land is a circa 0.3-acre site & a fantastic opportunity for an array of aspirational developers!

Situated in Blakehall in Skelmersdale, the property is nearby excellent amenities, local schools and transport links.

There is also a two-bedroom detached bungalow, which is negotiable within the deal, which could be redeveloped & sold or knocked down to create additional new build properties, subject to the usual permissions.

#### The management of communal

The bungalow briefly comprises: Entrance hallway, a good size lounge with sliding doors into the kitchen, two bedrooms, a shower room and a utility room. Externally, there is off-road parking, a detached double garage to the front and an extensive rear garden with detached summer house.

The Gross Development Value for the newly build properties has been estimated by Flexi Agent between £1 million - £1.1 million.

#### Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- \*\*\*Development Opportunity\*\*\*
- Planning permission granted
- Planning for FIVE properties
- 4 x semi-detached properties
- 1 x detached property
- Two bedroom detached bungalow negotiable
- Attention investors
- Great location
- Freehold
- Planning Ref 2020/1154/FUL

**SHRUB SCHEDULE - to side of BEAVERS LANE:**  
New landscaping to side of Beavers Lane and alongside Plot 1 to be maintained at 1.5m.

**Species to include:**  
Prunus laurocerasus  
Crataegus monogyna  
Ligustrum ovalifolium

**INFRASTRUCTURE:**  
Suitable infrastructure to be installed in each dwelling to enable high speed internet connection.

**Each dwelling to have a vehicle charging point (VCP) and a cycle storage.**

**New Trees and Shrubs:**  
A: New planting to be entered in the first growing season by hand application according to the Architect's instruction.  
B: Trees and shrubs to be fertilised twice a year during the growing season with a purpose fertilizer to be checked for stability in the late Autumn and early spring.

**Notes:**  
A: 20.12.20: Details for open fencing added.  
B: 15.02.21: Landscaping amendments following comments from Planning Dept. existing trees added as per tree survey.  
C: 18.02.21: tree/shrub schedule amended.  
D: 11.03.21: site boundary boundary amended alongside Beavers Lane in accordance with layout confirmed with WBC.

**Mr P. Fane**  
Proposed residential development at 155 Nixons Lane Skelmersdale WN8 9BE

**Proposed Site Plan & House Types**

**ROD Ainsworth**



# Floor Plan

**Type A (1 unit)**

**Type B (2 units 2.2 Lanes)**

**Notes:**

- 1. All materials and workmanship to comply with BS 8000 and manufacturer's instructions and current UK Building Regulations and all other applicable regulations.
- 2. All work to be carried out in accordance with the Building Regulations.
- 3. All work to be carried out in accordance with the Building Regulations.

**Scale:** 1:50

**Client:** Mr P. Fane

**Proposed residential development at 80, Newnham Lane, Digmoor, Leeds LS17 8JL**

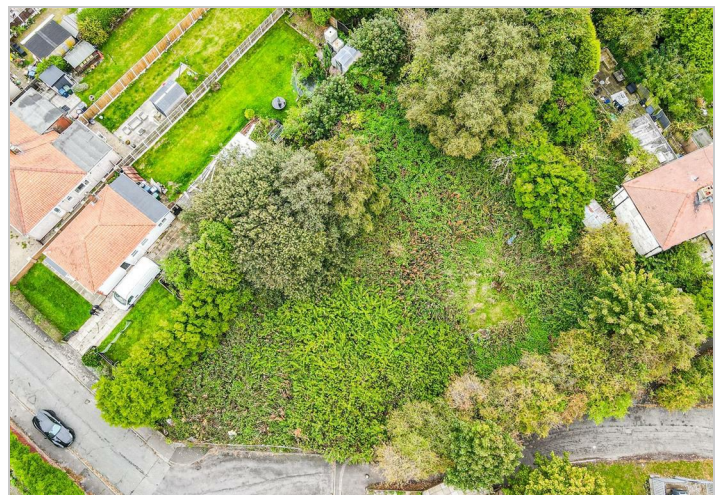
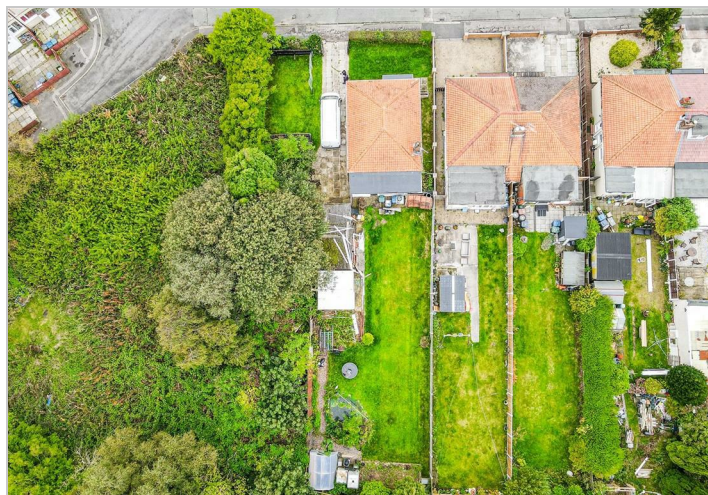
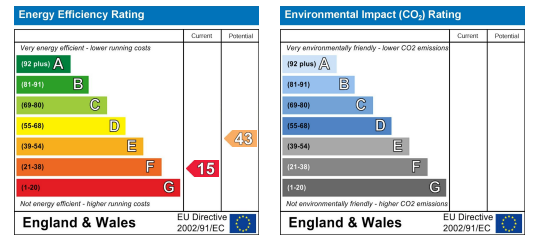
**Proposed House Types:**

**Rod Ainsworth**  
 100, Newnham Lane, Digmoor, Leeds LS17 8JL  
 Tel: 0113 275 1111  
 Email: sales@rodainsworth.co.uk

# Area Map



# Energy Efficiency Graph



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