



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 slow release purpose fertiliser to be applied to the root zone.
C. Trees and shrubs 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 trees/shrubs 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 and **Type B** house plans are shown with various elevations (Front, Rear, Left Side, Right Side) and floor plans (First Floor, Ground Floor, Second Floor). The drawings include dimensions and labels for architectural features.

Notes:
 01/2024
 All materials and workmanship to comply with the Building Regulations and the current Building Regulations. The drawings are for information only and do not constitute an offer or contract. The client is advised to consult with the relevant authorities.

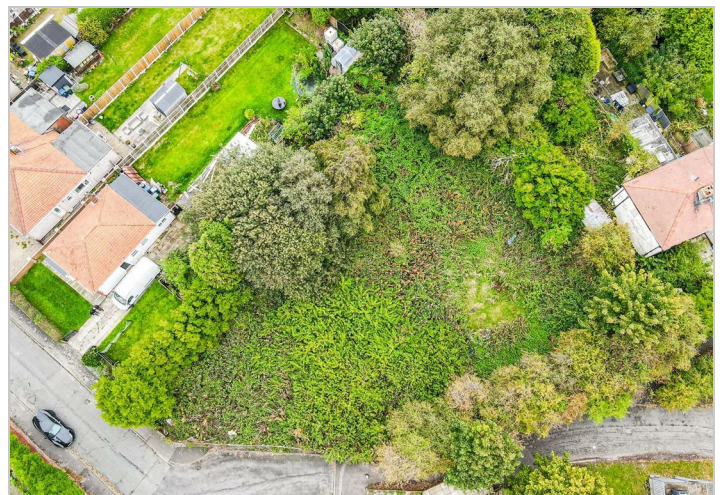
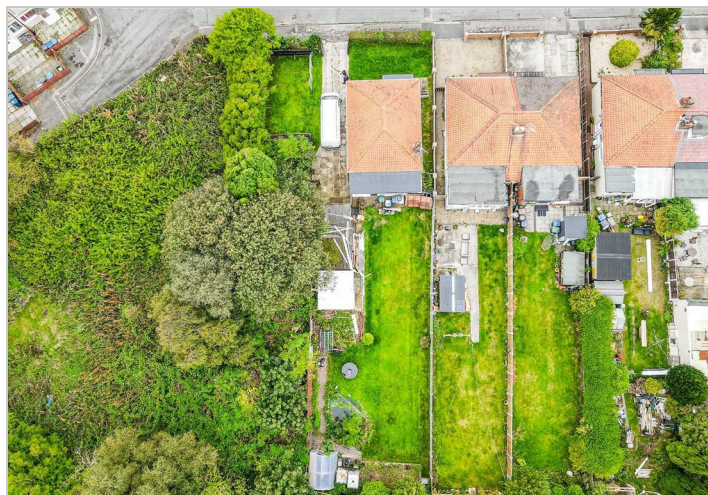
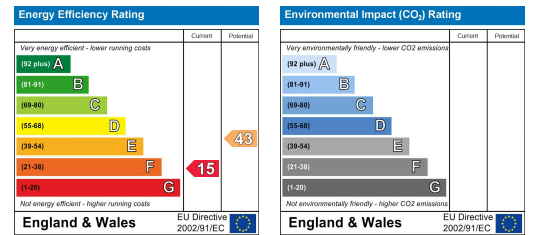
MD P: Plans
 Proposed residential development at 100, Newnham Lane, Digmoor, Leeds LS17 8JL.
 Proposed House Types

Rod Ainsworth
 100, Newnham Lane, Digmoor, Leeds LS17 8JL.
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Area Map



Energy Efficiency Graph



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