

Building Plot Adjacent to Charlesbye Farm, Greetby Hill, Ormskirk, L39



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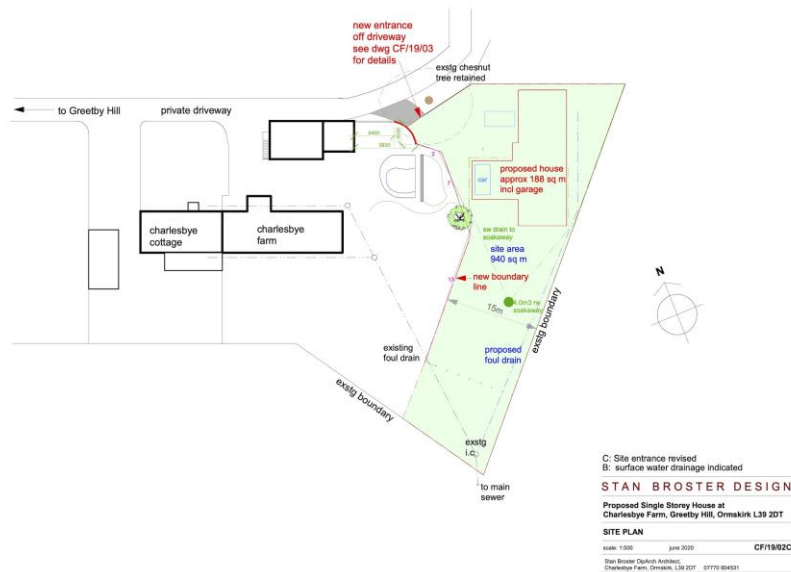
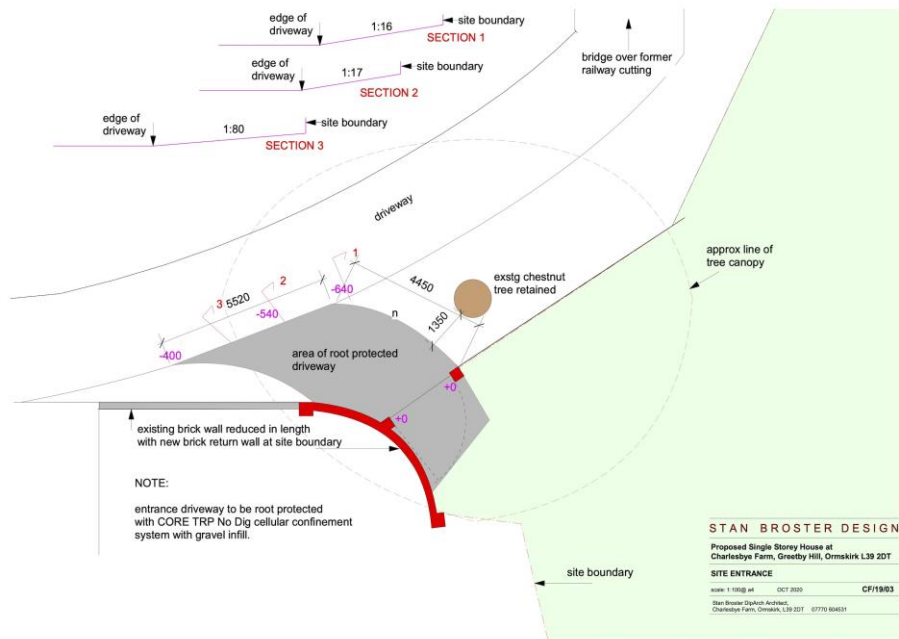
Building plot with full planning to build contemporary 4 bed home in highly affluent location



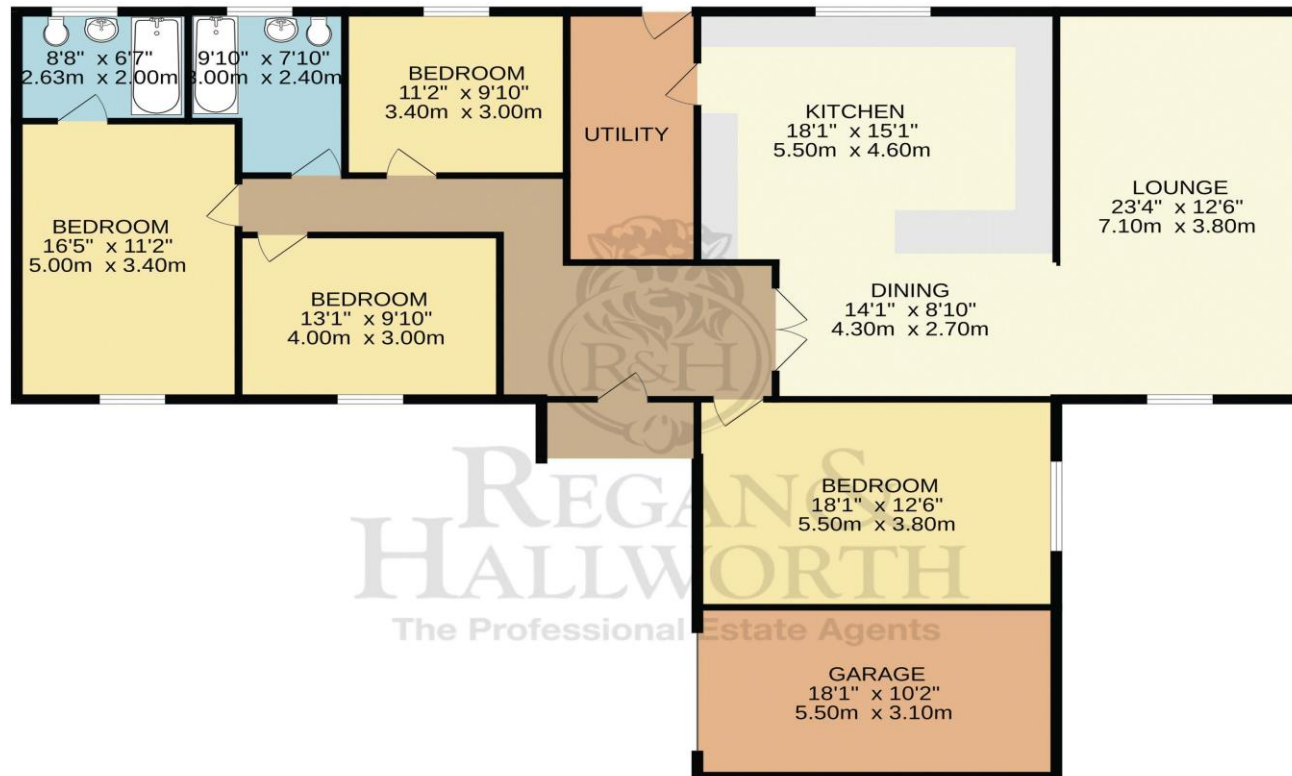
- Prestigious self build/development plot
- Full planning granted with conditions
- Gorgeous grounds (approx 1/4 acre)
- Mature south facing gardens
- Full range of services available
- Contemporary 4 bed detached bungalow
- Located off private drive with open aspects
- Freehold / Proposed build 2024 SQ.FT.

Regan & Hallworth are delighted to offer a rare and unique opportunity to purchase a building plot extending to just over 1/4 acre with full planning to erect a distinctive architect designed four bed home in one of West Lancashire's most sought after locations. Planning Permission has been granted (West Lancs Ref 2023/0808/FUL) to construct a single storey, four-bedroom dwelling accessible via a private tree-lined driveway serving Charlesbye Farm and the neighbouring properties just off the highly affluent Greetby Hill & Dark Lane. The property will have its own private access to the site created by way of a new opening adjacent to an existing brick wall and mature chestnut tree and the dwelling, as proposed, has been designed to ensure minimum impact on the character of the site and is single storey, with a combination of pitched slate roofs and a flat "green" roof over the area of the proposed lounge ensuring that its character fits well in its location and the property has minimum impact on the lives of the current owners and their close neighbours. The interior features four bedrooms, two bathrooms plus a stylish open plan design with the kitchen, dining and living area all situated overlooking and opening into the new extensive south facing gardens with greenbelt borders to the easterly boundary. The planning also includes a spacious integral garage. The external walls of the new building will be faced in sustainable timber shingles, again to reflect the established wooden nature of the site. The vendor and architect of the site has also incorporated the specification to be highly insulated, using SIPP or timber framed construction, which, as proposed, will minimise construction time. The specification of the dwelling, as proposed is also to include a range of photovoltaic roof panels in the south facing pitch of the roof, with also the provision for a ground or air source heat pump system for underfloor heating. We understand gas, water and electricity services are currently available to the adjacent Charlesbye Farm and can be readily extended to the new property. The site is currently enclosed and viewings are by appointment only. Foul drainage is also by way of connection to the existing mains system located to the southern boundary of the site.





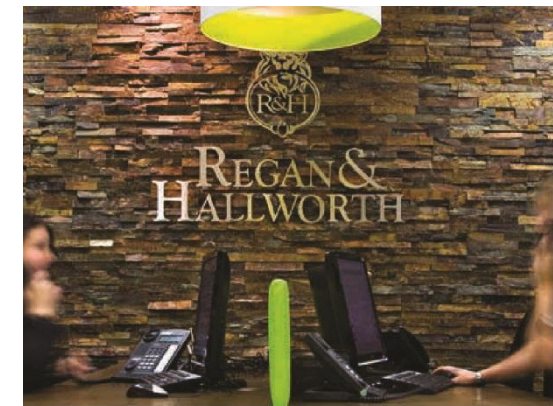
GROUND FLOOR
2024 sq.ft. (188.0 sq.m.) approx.



TOTAL FLOOR AREA : 2024 sq.ft. (188.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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