

FOR SALE

Building Plot adjacent to Round Bank Farm, Hall Lane, Mawdesley, L40
20Z



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Building plot with full planning in exceptional village location

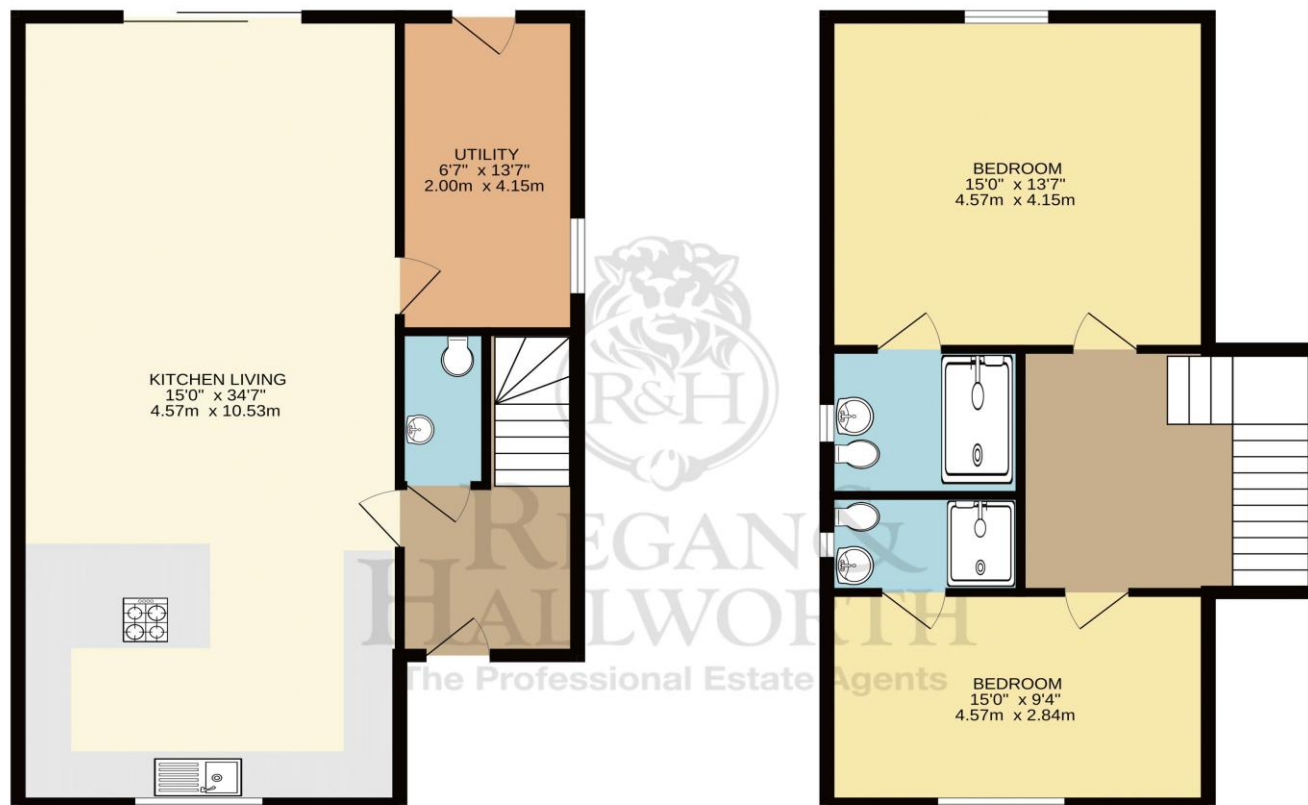


- Architect designed house
- Prestigious village location
- Generous rear garden
- Proposed build 119 SQ M / 1285 SQ FT
- Lovely greenbelt views to rear
- Accessed via a charming little bridge
- Driveway parking for 3 cars
- Proposed end value £480,000-£515,000

We are delighted to offer this exceptional plot of land for sale, complete with full planning permission for a sleek, architect-designed home created specifically with the modern downsizer in mind. Thoughtfully planned to maximise light, space and connection to the outdoors, the proposed design features an impressive open-plan layout and a striking glass rear elevation to make the most of the private garden and sunny south-facing outlook. Approached via a charming bridge that crosses a gentle stream, the site enjoys a picturesque entrance and a truly unique setting. Set to become a standout residence within the highly sought-after village of Mawdesley, the new home will occupy a prominent corner position on Hall Lane, just a short stroll from the village centre and local school. Plots offering this level of lifestyle appeal, with such attractive surroundings and full planning permission already in place, rarely come to the open market. Early viewing is strongly encouraged for those seeking a premium self-build opportunity. Planning Permission Overview Erection of one dwelling (following demolition of outbuilding) The approved design showcases contemporary grey composite cladding set above a rendered base, complemented by a slate roof—chosen to reflect the site's transitional position between village and rural surroundings. A distinctive split-gable feature breaks the elevations into elegant, modern forms while remaining sympathetic to the varied architectural styles found locally. With a wide mix of materials, heights and designs in the surrounding area, the proposed dwelling will sit comfortably and harmoniously within its setting. Access & Parking Access to the site is shared via the existing bridge off Hall Lane, serving the plot together with two neighbouring properties. The approved plans include three designated parking spaces, positioned where the current outbuilding stands. A stepped or ramped (1:12 gradient) pathway will lead from the parking area to the front entrance.







TOTAL FLOOR AREA : 1285 sq.ft. (119.3 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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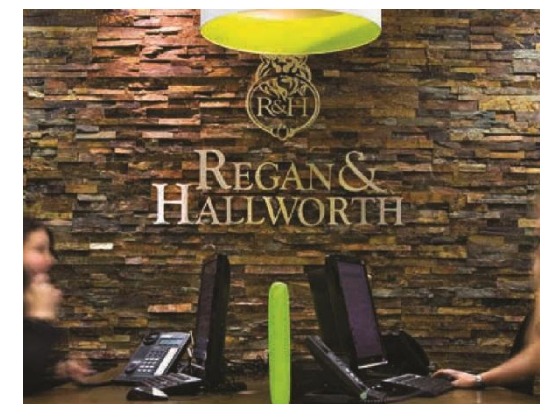
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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