



For Sale by
Private Treaty

**Land Between 111 & 113
Carr Mill Road (South)
Billinge St Helens
WN5 7TY**



P Wilson & Company
Chartered Surveyors

A plot of development land extending to 0.12 hectares (0.26 acres) or thereabouts, with Planning Permission in Principle for the erection of one dwelling. The land is situated off Carr Mill Road, Billinge, close to local amenities, with good motorway links, and is ideal for those wishing to create an individually designed self-build property.

Location

The location of the land is shown on the plan on the reverse of this sale brochure or can be located using postcode WN5 7TY or What3Words shall.jaundice.defensive.

The land occupies a rural position on the edge of Billinge, off Carr Mill Road, accessed via Main Street which runs through the Centre of Billinge. The prime location offers close access to village shops, doctors and amenities; plus excellent transport links to Wigan & St. Helens, along with scenic walks over an abundance of local countryside.

Description

The land is offered for sale with the benefit of Planning Permission in Principle under the Town & Country Planning (Permission in Principle) Order 2017 (as amended) for the erection of one dwelling. A copy of the decision notice (P/2024/0370/PiP) which was approved on 3rd September 2024 is attached herewith.

The permission in principle allows (subject to the submission and approval of a technical detail consent application) the development of 1 dwelling on the land.

A site plan showing the land is on the reverse of this sale brochure.

Boundaries

The land borders a plot of land within the same ownership, where similarly, Planning Permission in Principle has been obtained for a single dwelling. This land is also available for sale by Private Treaty.

Tenure

The land is offered freehold, with vacant possession on completion.

Services

The land does not currently have any mains services connected. Prospective purchasers should satisfy themselves as to the availability of such service connections as they require.

Method of Sale

The property is offered for sale by Private Treaty.

Viewing and Health & Safety

The land may be viewed on foot during daylight hours with a copy of these particulars in hand. No vehicles should be taken onto the land. Prospective purchasers are reminded that they view the property at their own risk, and that neither the vendor nor P Wilson & Company offer any warranty in respect of the land, and prospective purchasers should take all reasonable precautions when viewing.

Guide Price

£175,000.

Enquiries

All enquiries should be directed to Edward Gammell or Leah Halik at P Wilson & Company.

Plans

All plans are for identification purposes only. All areas have been calculated using Promap digital mapping software.



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Plans

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