

**For Sale by Private Treaty**

**Building Plot adjacent to 111 Carr Mill Road, Billinge  
WN5 7TY**



**P Wilson & Company**  
*Chartered Surveyors*



**A plot with full planning consent for the development of a single two bedroom detached dwelling. The plot at Carr Mill Road is situated in a convenient yet private semi-rural location, within the boundaries of Billinge, and with excellent links to the motorway network.**



**Location**

**t: 01772 882277**

Burlington House, 10-11 Ribblesdale Place, Preston, Lancashire, PR1 3NA  
e: [preston@pwcsurveyors.co.uk](mailto:preston@pwcsurveyors.co.uk)  
[www.pwcsurveyors.co.uk](http://www.pwcsurveyors.co.uk)

**Tenure**



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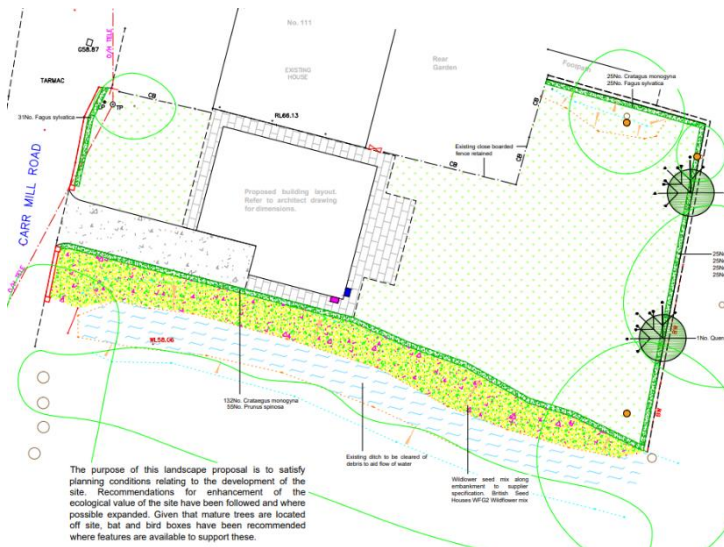
The land occupies a rural position on the edge of Billinge, off Carr Mill Road, accessed via Main Street which runs through the Centre of Billinge. The prime location offers close access to village shops, doctors and amenities; plus excellent transport links to Wigan & St. Helens, along with scenic walks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

A building plot extending to approximately 0.05 hectares (0.13 acres) or thereabouts, with full planning consent for the erection of one detached dwelling. A copy of the planning consent (P/2023/0183/FUL), which was granted on 18<sup>th</sup> May 2023, is attached herewith. The dwelling approved under this planning consent would provide the following accommodation:

Porch, Hallway, WC, Kitchen/Breakfast, Living/Dining.

Landing, Two double Bedrooms and Bathroom.

Externally the approved plans show garden areas to the front, side and rear of the house, with an area for parking to the front.



The property is offered freehold, with vacant possession on completion. Purchasers should make their own enquiries and assume that the plot will require all the relevant service connections.

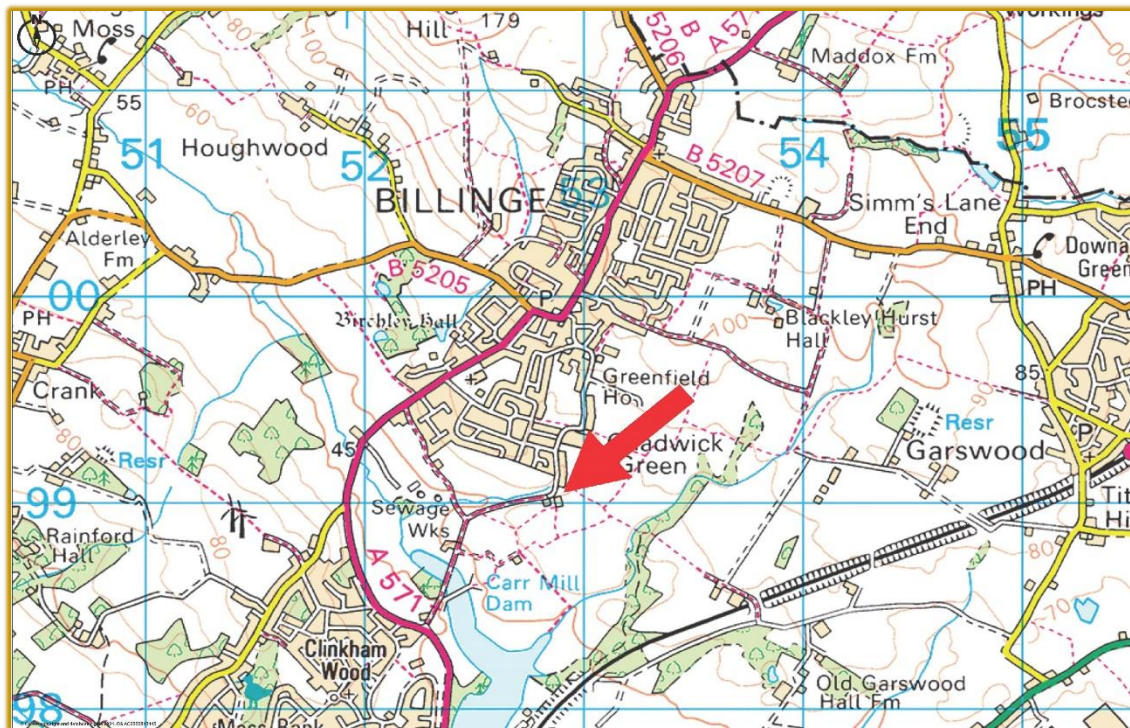
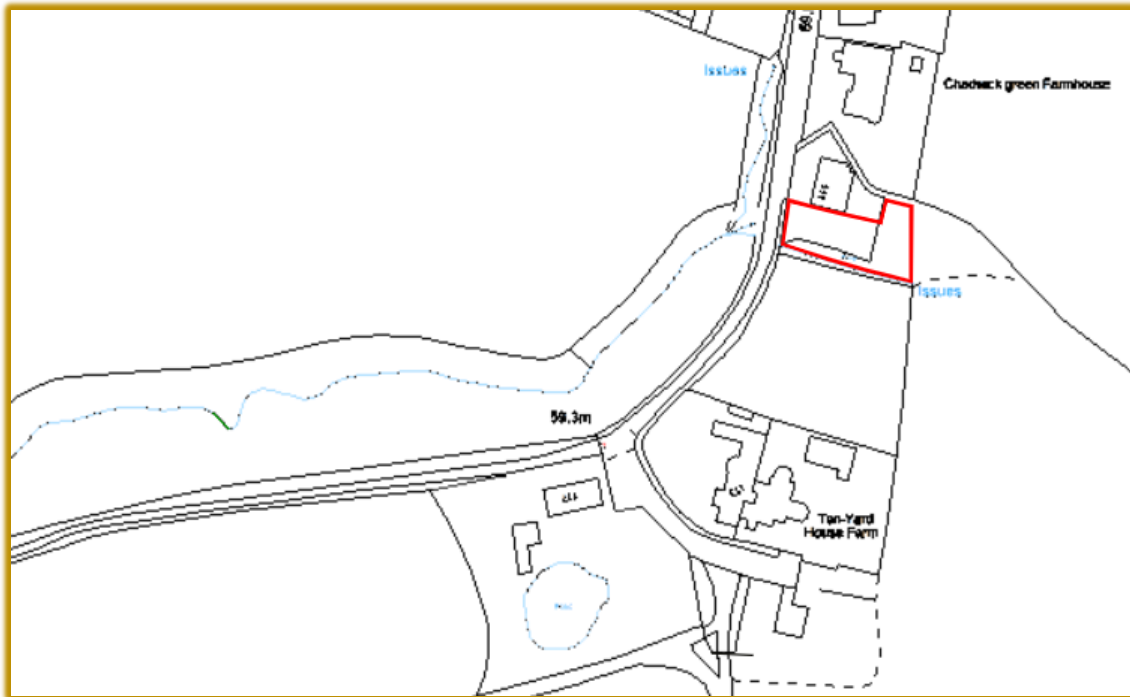
The property is sold with the benefit of, and subject to all existing rights of way, covenants, easements and wayleaves and the like.

The subject property is offered for sale by Private Treaty. All enquiries should be directed to Edward Gammell or Leah Halik on 01772 882277. Email: [edward.gammell@pwcsurveyors.co.uk/leah.halik@pwcsurveyors.co.uk](mailto:edward.gammell@pwcsurveyors.co.uk/leah.halik@pwcsurveyors.co.uk)

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.

All the plans included in these particulars, and attached thereto, have been reduced from their original size. Therefore, none are to scale and are for identification purposes only.





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[b] Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;

[c] No person in the employment of P Wilson & Company LLP has any authority to make or give any representations or warranty whatsoever in relation to this property.

[d] These particulars are produced in good faith and set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.

#### Plans

All plans are produced using Promap Mapping Software under licence no. 100020449. All plans are for identification purposes only and not to scale.