



Maria B Evans Estate Agents Limited

Building Plot of Land, off Gorsey Lane, Mawdesley, L40 3TG

Plot 1 - Offers in the region of £355,000



- Self-build plot with full planning for detached house
- One of two on private cul de sac with turning area
- Proposed build circa 138m² (1485ft²)
- Four good sized bedrooms
- CIL Charges relinquished
- Sold as a partially serviced plot
- Sought after semi-rural location
- Situated on a popular village lane
- Walking distance to all village amenities
- Permitted development rights are intact
- Sold as a Freehold property

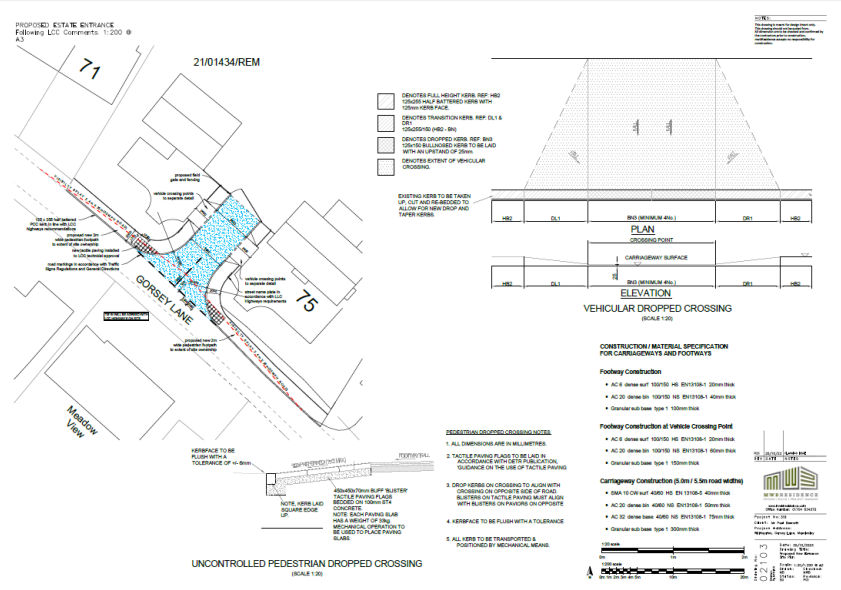
A rare opportunity has arisen to purchase one of two self build plots in a superb semi-rural location in Mawdesley village. The available plot has full planning consent for a large detached four-bedroom family home set within a good sized garden on a larger overall site, offering a wide frontage abutting onto Gorsey Lane.

This self build plot has been granted full planning permission for a stunning 138m² (1485ft²) home and is set on a much sought-after country lane within walking distance of Mawdesley Village. The village offers numerous local amenities and highly regarded schools, in addition the properties are located close to major motorway and rail networks.



The remaining available plot will jointly share a private driveway access and turning area directly off Gorsey lane and will be serviced with drainage all to site. The houses will be set within good sized gardens with the total plot area being circa 0.15 acres with impressive frontages onto Gorsey Lane and benefit from open aspects to rear that take in the scenic country views.

Please note that full planning permission has been granted with all permitted development rights still intact, consequently, prospective clients have the ability to extend each property further or build detached garaging if they so desire. CIL charges will apply upon commencement of works.



The historic village of Mawdesley, thought to date back to the reign of Edward I (1272–1308), has a vibrant heart with many local events taking place such as The Village Fete and also the Traditional Walking Day and the children at the two church related schools, namely St Peters C of E Primary School and St Peters & St Pauls Catholic Primary School taking part in the festivities. At the heart of the village is the Red Lion public house and first-rate restaurant, a brilliantly stocked Spar general store and post office and sporting facilities include cricket, tennis and bowling clubs and a very active U3A society and the excellent village hall. There are three fishing ponds at Crook Hall Farm along with two holiday cottages and two beautifully

presented shops, The Bay Tree Flower Farm & Hattie Smalls for hats and lingerie. A further great draw to the village is the wonderful and established Cedar Farm Gallery offering a wide variety of artisan stores to wander through and having a children's farm and play centre alongside.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is Chorley Borough Council

The EPC rating is not currently available

The Council Tax Band is not currently available

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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