



Maria B Evans Estate Agents Limited

Enclave off Sandy Lane, Mawdesley, L40 3TG

Plot 2 - Offers in the region of £530,000



- One of three self-build plots with full planning consent
- Coordinating contemporary style detached residences
- Set on a small enclave of five equally attractive homes
- Set within a plot size of approximately 0.6-0.7 acre
- Proposed completed build size circa 300m² (3230ft²)
- Designed for five bedrooms each with en suite
- Generously spacious ground floor accommodation
- Freehold fully serviced plot on a quiet country lane
- CIL Charges have been relinquished on each plot
- Permitted development rights remain intact
- Superb semi-rural location close to village amenities

A rare opportunity has arisen to purchase one of three fully-serviced building plots in a superb semi-rural location close to Mawdesley village and its first-rate amenities and schools. The three plots each have full planning consent for an executive style, five-bedroom, detached family home set within a generously sized plot of circa 0.6-0.7 acres in total.

A unique opportunity has arisen to purchase a generously sized, serviced plot of land with full planning permission for a stunning 300m² (3230ft²) home on a much sought-after country lane within walking distance to Mawdesley Village which offers numerous local amenities and highly regarded schools. In addition, the properties are located close to major motorway and rail networks.



There are three plots available for sale - with two further plots already SOLD – and with each plot enjoying private driveway access with electrics, water and drainage all available on site.

The exclusive, contemporary design residences will be set within extensive plots extending to approx. 0.65-0.7 acres with impressive frontages onto Sandy Lane and enjoying open west-facing aspects to rear that take in scenic country aspects.

Please note that no Section 106 or CIL charges will apply and full planning permission has been granted with all permitted development rights still available. This means that clients have the ability to extend each property further or build detached garaging if they so desire.



Briefly, the accommodation will include an impressive hallway, two light and spacious reception rooms, a superb living-dining-kitchen across the rear elevation, separate laundry room, cloakroom, first-floor galleried landing, five double bedrooms – each with en suite facilities – master suite with five-piece suite and dressing room, and bedroom two also having a dressing room.

Outside, there is space for driveway parking to the front, perimeter space for paths, and lengthy, enclosed garden space for lawns and soft landscaping.



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 plot 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.