

Maria B Evans Estate Agents Limited

Proposed residential development opportunity

Sandhole Farm, 7 Wrightington Bar, Wrightington, WN6 9SD

Offers are invited by informal tender



PLOT 1 - FRONT



PLOT 2 - FRONT

PLOT 3 - FRONT

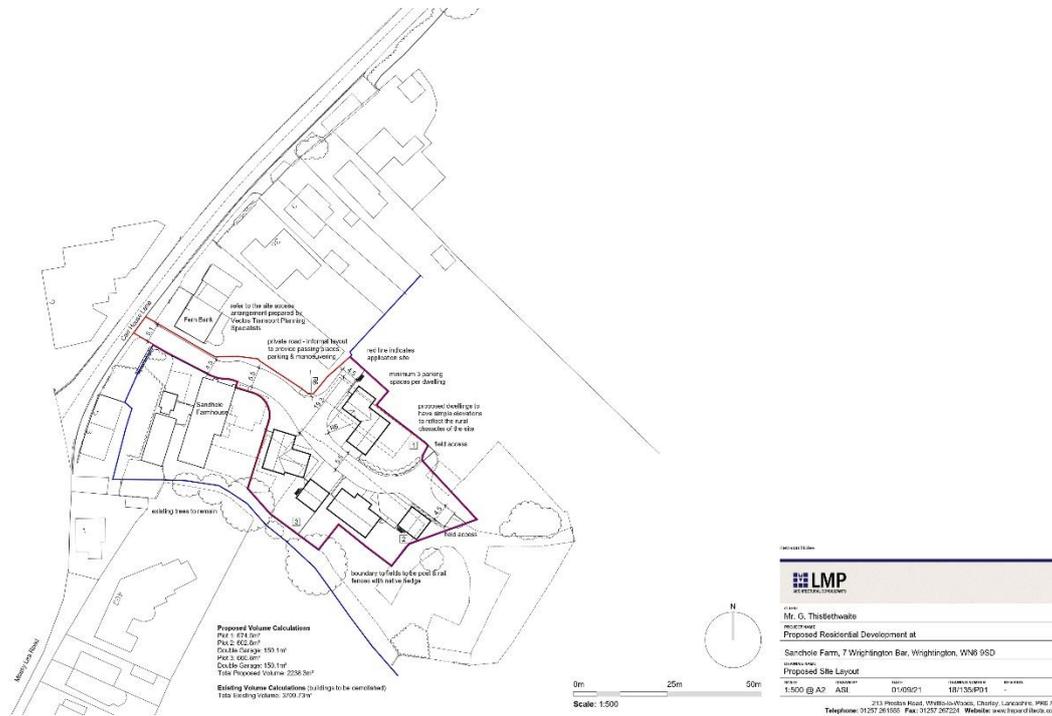
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LMP			
Mr. G. Thatchwala			
Proposed Residential Development at			
Sandhole Farm, 7 Wrightington Bar, Wrightington, WN6 9SD			
Proposed Indicative Elevations			
SHEET	DATE	PROJECT NUMBER	REVISED
1:100 @ A2	ASL 01/09/21	18135P/02	-

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LMP is a member of the National Association of Estate Agents (NAEA) and is a member of the National Association of Residential Estate Agents (NAREAS)

Outline planning permission has been granted for a proposed residential development of three detached dwellings, two with double garage, in this semi-rural setting, standing within twenty-three acres of Grade 3 agricultural land. The permission is subject to the demolition of the existing agricultural buildings with outline permission for the erection of three-, four- or five-bedroom detached houses. In addition, there is a detached farmhouse, requiring renovation/modernisation.

The new development has been designed in an informal layout using buildings considered to fit in with the rural character of the area. Total proposed volume is 2238m³ - 973.17m².



The layout has been designed to accommodate three properties whilst maintaining the existing farmhouse and access through the site to the fields to the rear. Vehicular and pedestrian access will be via the existing access which feeds off Carr House Lane. A minimum of three parking spaces will be provided for each dwelling and the existing farmhouse.

- 7.5 miles from Wigan
- 2.5 miles from Ecclestone
- 3.5 miles from Appley Bridge

Further information can be found on the West Lancashire County Council planning portal Application No 2021/1257/OUT

The expiry date for the outline planning application is March 2025.



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 West Lancashire Borough Council

The EPC rating is

The Council Tax Band is

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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