



Maria B Evans Estate Agents Limited

Proposed residential development opportunity

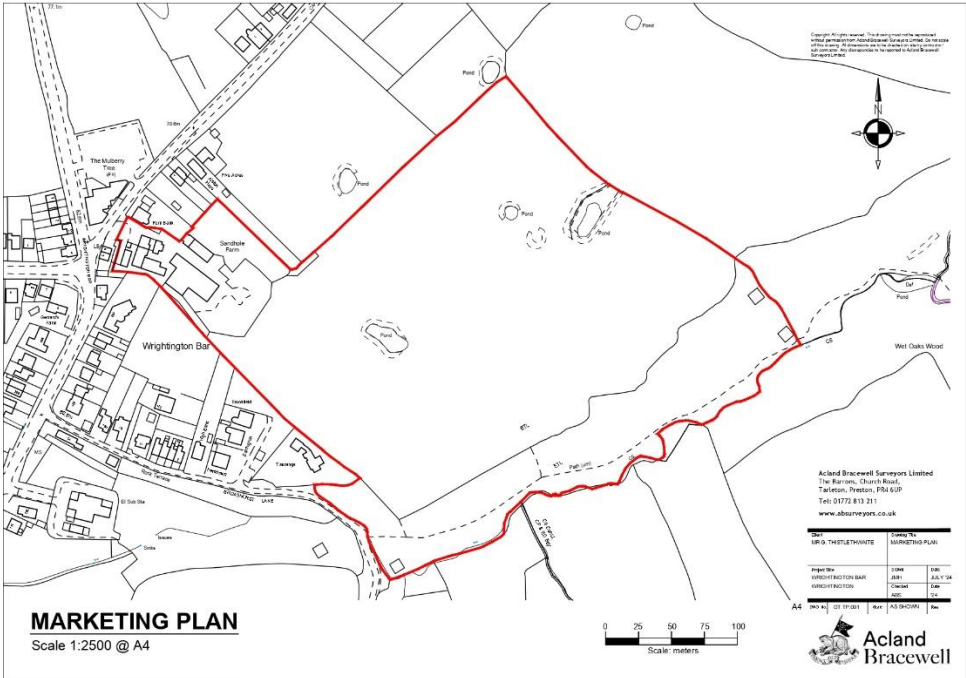
Sandhole Farm, 7 Wrightington Bar, Wrightington, WN6 9SD

Offers are invited by informal tender

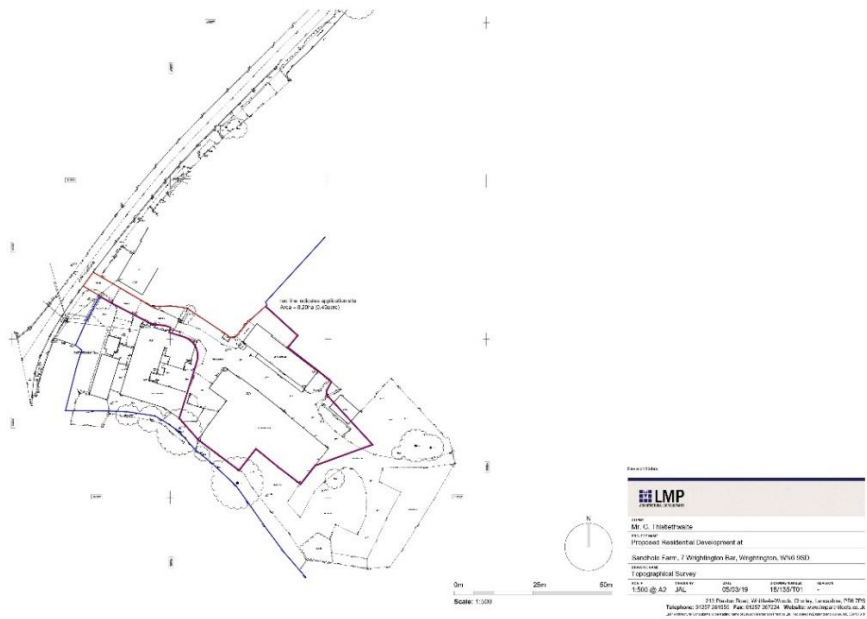


Outline planning permission has been granted for a proposed residential development of three detached dwellings, two with double garage, in this semi-rural setting, standing within twenty-three acres of Grade 3 agricultural land. The permission is subject to the demolition of the existing agricultural 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 outline planning consent is to demolish agricultural buildings and erect three detached dwellings with associated garages, driveways and access road. Potentially, at least two plots could benefit from a share of the adjacent twenty-three acres of Grade III agricultural land.



The site sits within the small rural village of Wrightington Bar as designated in the West Lancashire Replacement Local Plan where the principle of limited residential development of up to four dwellings would be acceptable. The existing farmyard is made up of hard standings throughout which lead onto the open fields of circa twenty-three acres. The site edged red is 0.49 acres and falls gradually from west to east by approximately one metre.



[illegible]

7.5 miles from Wigan
2.5 miles from Eccleston
3.5 miles from Appley Bridge

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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