



## **Maria B Evans Estate Agents Limited**

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### **Land to the Rear of Newholme, Ridley Lane, Mawdesley, L40 2RE**

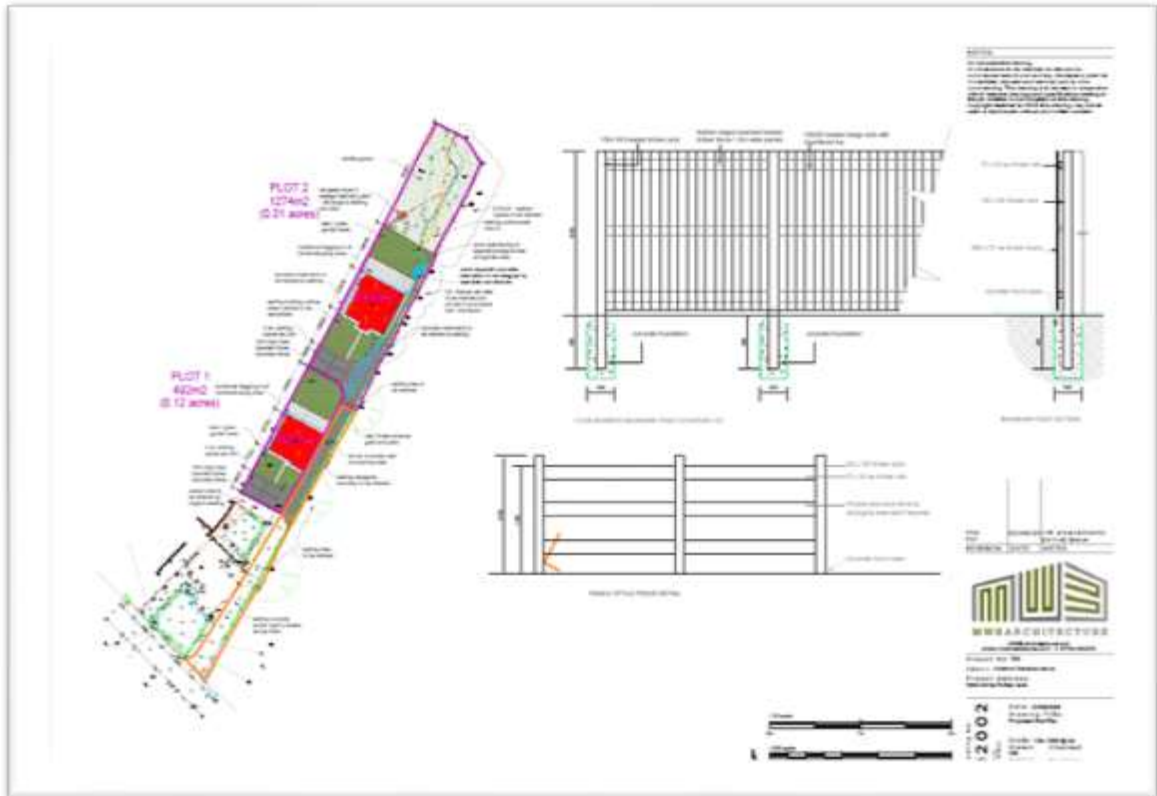
**Plot 1 - Offers in the region of £240,000**

**&**

**Plot 2 - Offers in the region of £315,000**



A rare opportunity has arisen to purchase one of two serviced building plots in a superb semi-rural location in Mawdesley village. The plots, 1 and 2, each have planning consent for a three-bedroom and four-bedroom dormer house, respectively, and can be purchased prior to a build-start with the benefit of having a build contract in place with a renowned and well-respected building company, MWB Residence.

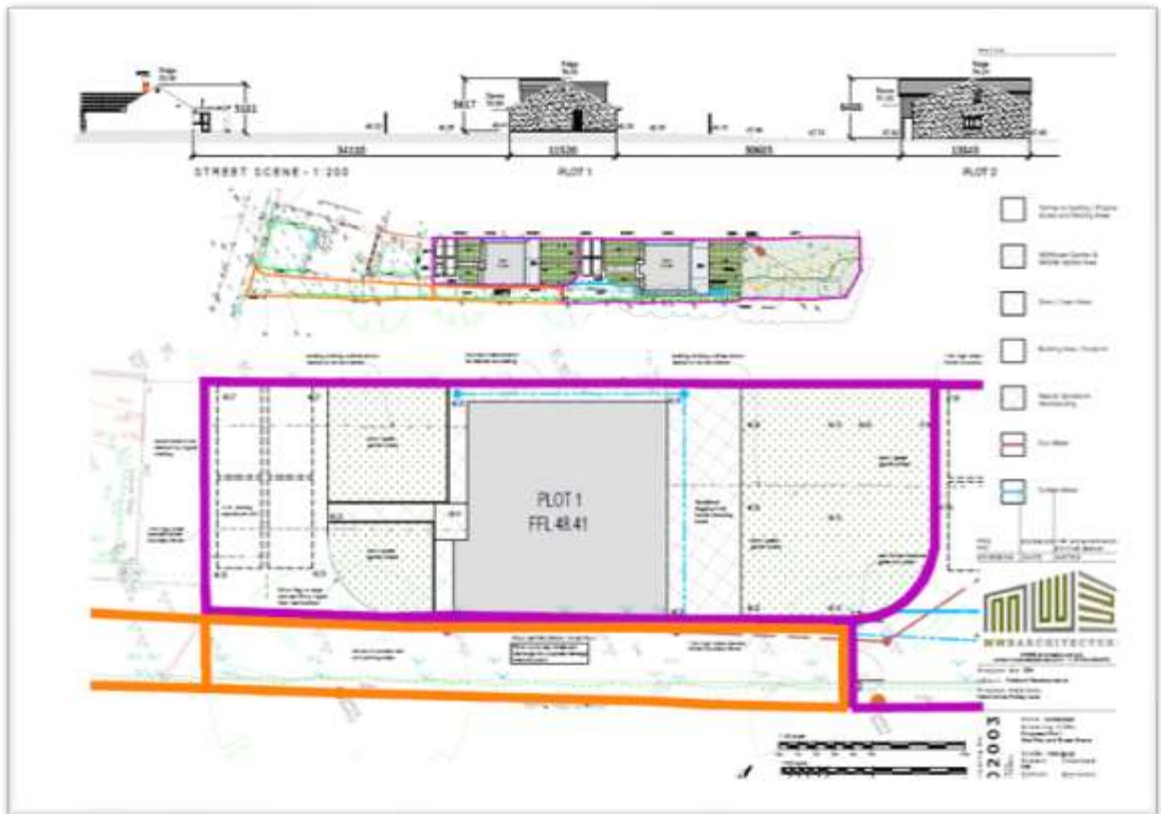


The full specification for the properties includes a spacious entrance hallway, a sizeable principal lounge, second reception room/study, fabulous open-plan living dining kitchen with utility room off and a ground floor cloakroom.

Plot 1 has en suite facilities to the master bedroom and a three-piece family bathroom whilst Plot 2 has en suite and dressing room facilities to the master bedroom, en suite to a second bedroom and a four-piece family bathroom.

Estimated build costs, to include a full interior fit, landscape, fees and charges, will arrive at approximately £467,000 and £361,000, respectively, with no VAT added. Plus a £7000 contribution towards the access road would be payable per plot also.

Both properties will hold the potential for a 50% volume extension to side/rear under further Planning Permission and retain Permitted Development rights and would be serviced by electricity, water, drainage and boundary fencing to each plot. Adequate space has been provided to the front of each property for a detached double garage with parking for up to four vehicles. A garage can be provided at an additional cost to the main dwelling.





## **DIMENSIONS**

**Plot 1:**        **Ground Floor: 115.4 sq m**  
                  **First Floor 78.4 sq m.**  
                  **Total: 193.8 sq m**

**Plot Size: 492 sq. m (0.12 acre)**

**Plot 2:**        **Ground Floor: 128.7 sq m**  
                  **First Floor: 111.31 sq m**  
                  **Total: 240.01 sq m**

**Plot Size: 1274 sq m (0.31 acre)**

**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.