

FOR SALE

97, Rectory Road, Ashton-In-Makerfield, WN4 0QD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Detached bungalow with outstanding development potential

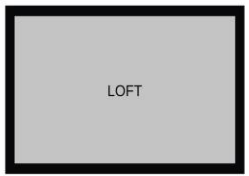


- Detached bungalow
- Close to 0.5 acres
- Bungalow has all services
- Viewing essential
- Prime Location
- Amazing development potential
- Freehold & No chain
- Property measures 1203 SQ.FT.

We are thrilled to present an extraordinary opportunity to acquire a detached property situated on a substantial and prominent plot, formerly known as Rectory Nurseries Garden Centre, in the heart of Ashton-in-Makerfield that has potential to build and create a highly desirable residential development. This location offers convenient access to local amenities, schools, as well as rail and motorway networks. Spanning close to 0.5 acres, the site features a detached bungalow (currently divided into two separate dwellings) alongside adjacent land, various outbuildings, and a large car park that was once the garden centre. A pre-planning application has been submitted to St Helens council which proposes 5x terrace property and 2 x semi-detached houses to be built on the site of the former garden centre and car park whilst retaining the bungalow. Subject to various considerations pre-planning provides evidence that building can commence on the site although a buyer will be required to submit full planning. The pre-planning application and response from the council is available to view by request. Services are currently connected to the bungalow including mains gas, electricity and water. We are advised that the tenure is freehold and there are no restrictive covenants recorded. Site bought as is with vacant possession unless otherwise stated. Our vendors are not imposing any restrictions on the land or requesting overage for any potential future development value that may arise from granted planning permission for residential or commercial development. Please note we have been advised on the site measurements and can not verify them. We advise any prospective buyers to measure the site or get their licensed conveyancer to confirm these details prior to exchanging contracts. The bungalow which has its own private driveway and roadside access has been split into two dwelling and requires modernisation. Each property includes its own lounge, kitchen, bedroom, and bathroom, but the bungalow can be renovated back into a single, detached residence totalling just over 1,200 square feet. Alternatively, a buyer could decide to remove the bungalow to utilise the entire plot for new construction.







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TOTAL FLOOR AREA : 1203 sq.ft. (111.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.

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