



LAND BETWEEN 5 & 9 MOSSY LEA ROAD, WRIGHTINGTON, WIGAN, WN6 9RB

- **RESIDENTIAL DEVELOPMENT OPPORTUNITY (STP)**
- **APPROX. 0.11 HA (0.28 AC)**
- **MAIN ROAD FRONTAGE.**

**FOR SALE –
BY INFORMAL TENDER**



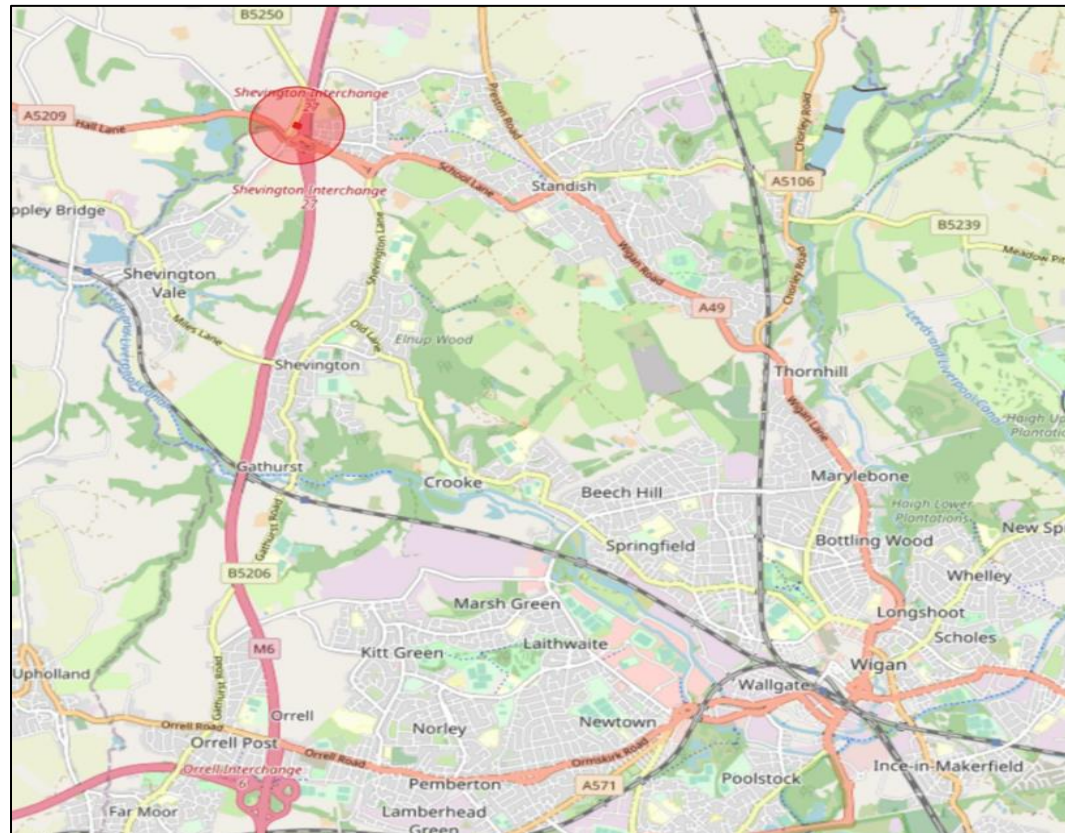
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- Close proximity to Junction 27 (Wrightington)
- Residential Development Opportunity (STP).
- Road frontage onto Mossy Lea Road.
- Approx. 0.11ha (0.28ac).
- Previously undeveloped land.
- Close proximity to amenities.

Location

The land is located off the adopted highway known as Mossy Lea Road in the Wrightington area of Wigan. The property is located approximately 0.25km north of Junction 27 of the M6, with the town of Standish located approximately 2.1 km (1.3 miles) east of the property.

A location plan for contextual purposes is provided below;



For identification purposes only. Not to Scale.



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Description

The property comprises approximately 0.11 ha (0.28 ac) of land which is currently overgrown scrub and lies between the residential properties no's 5 & 9 Mossy Lea Road.



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Flood Zone

According to the environment agency website the Property is within Flood Zone 1.

Easements, Wayleaves, Public & Private Rights of Way;

The property is sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons, or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

Title & Tenure

The property is registered leasehold, we understand the vendors also benefit from owning the freehold title. Vacant possession will be granted upon completion.

Services

Are understood to be available within Mossy Lea Road, interested parties are to make their own enquiries.

Planning

The property falls within West Lancashire District Council, and is currently designated as Green Belt in the Local Plan. Interested parties are advised to contact West Lancashire District Council on either 01695 577177 or localplan@westlancs.gov.uk for further information.

The property has been subject to the following applications;

- Reference: 2023/0226/PIP
 - Application for Permission in Principle -Proposed 1no. detached dwelling
 - Permission in Principle Refused
 - Decision Issued: Thu 11 May 2023
- Reference: 2019/0949/LDC
 - Certificate of Lawfulness - That a lawful commencement has taken place for a detached house and garage as approved on planning permission A/15365/80 issued by Wigan MBC
 - Appeal Against Non-determination. Appeal Dismissed.
 - Decision Issued: 26 May 2020

Health & Safety

Care should be taken when viewing the land. T Fazakerley & Son accepts no responsibility for any loss, damage or injury caused when viewing the land. Please do not; climb gates, fences or any other ancillary equipment. No children to be allowed on site.



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Money Laundering Regulations Compliance

Please bear in mind that T Fazakerley & Son will require from any purchaser looking to offer on a property details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification.

Method of Sale

The property is offered for sale by Informal Tender.

Proposals

Offers are sought on one of two of the following bases 1) Unconditional Offers, 2) Subject to Planning

Informal Tender Details

Interested parties should complete and submit the separate Informal Tender form and Assumptions form, **before 12 noon on Friday 6th October 2023.**

Please bear in mind the following when preparing the Tender form for this property:

T Fazakerley & Son and their client reserve the right not to accept the highest or indeed any offer received. Submission of the Informal Tender form does not constitute any part of the contract. We suggest making your offer an odd number and all offers should be made in pounds sterling (£).

We suggest that any offer that is made subject to any external factors such as planning be clearly outlined in the enclosed form or a continuation sheet if necessary.

T Fazakerley & Son for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or any other appliances at the property have not been tested not have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. No person in the employment of T Fazakerley & Son has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts not any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract.

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INFORMAL TENDER FORM

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Please delete or complete the sections below as appropriate. Please give as much information as possible. Use a separate sheet if necessary.

Name:	Firm:
Address:	
Contact Telephone No(s)/Email:	

I / We hereby make an offer for the purchase of the subject property by way of an offer as follows:

Offer level: £.....

Conditions if any of this offer:

Please give an indication of exchange and completion time scales:

Offers will be considered subject to receiving the necessary identification.

1. T Fazakerley & Son and their clients reserve the right not to accept the highest or indeed any offer in relation to this tender.
2. Submission of a tender document does not constitute any part of a contract.
3. We would suggest making your offer an odd number and all offers should be made in pounds (£) sterling with a copy of proof of funds.

Signed..... Name:.....

Dated:.....

