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FOR SALE

DEVELOPMENT LAND
BARN LANE
GOLBORNE
WARRINGTON
WA3 3NX

Price: Offers invited

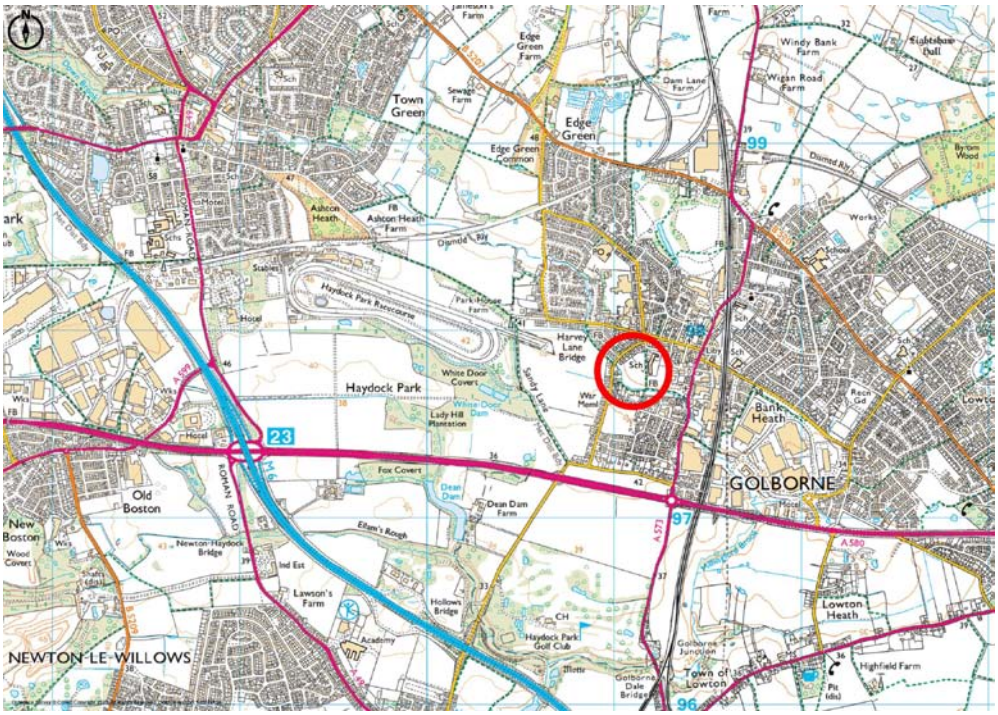
- 7.515 acres (3 hectares) or thereabouts
- Established and desirable location
- Listed in Wigan Council's Strategic Housing Land Availability Assessment (SHLAA)

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and no not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

Description: Offers are invited for the land which is ideally suited for residential development and included within Wigan Council's SHLAA.

It enjoys a pleasant position with attractive approach off the East Lancs Road (A580).

Location Map:



Planning: Informal discussions have taken place over time with Wigan Council who have indicated a keenness to see the site developed.

The site is bisected by a trickling stream, Millingford Brook and therefore, land either side is subject to flood risk totalling approximately 1 acre.

In addition, there is an easement from the mains sewer which runs from Barn Lane Bridge to the eastern boundary.

Part of the site was let off for informal allotments, the arrangements for which have been terminated some years ago, but if some allotment provision is to be retained, these could be accommodated on the south east corner as illustrated on the attached map.

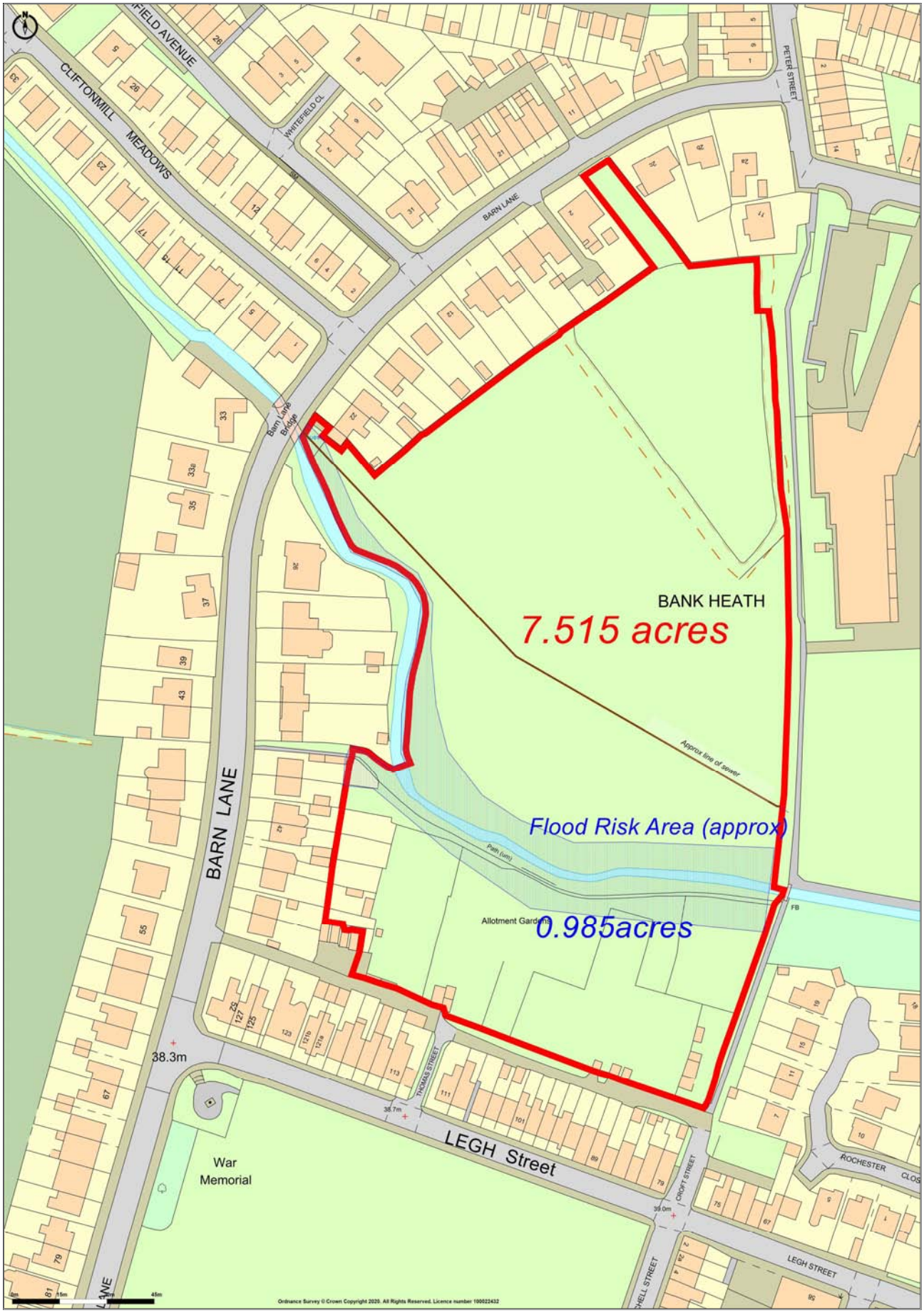
Tenure: It is understood the site is Freehold and free from Chief Rent.

The informal garden rental arrangements allowing the residents to have use of land behind their gardens (40-48 Barn Lane) will be terminated so that vacant possession is available.

Services: Connections to all mains services are available but interested parties are advised to make their own enquiries.

To View: By attendance on site.

Site Plan



Development Land, Barn Lane, Golborne, Warrington, WA3 3NX

Illustrative Layout for Allotments on Land off Barn Lane Golborne

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