

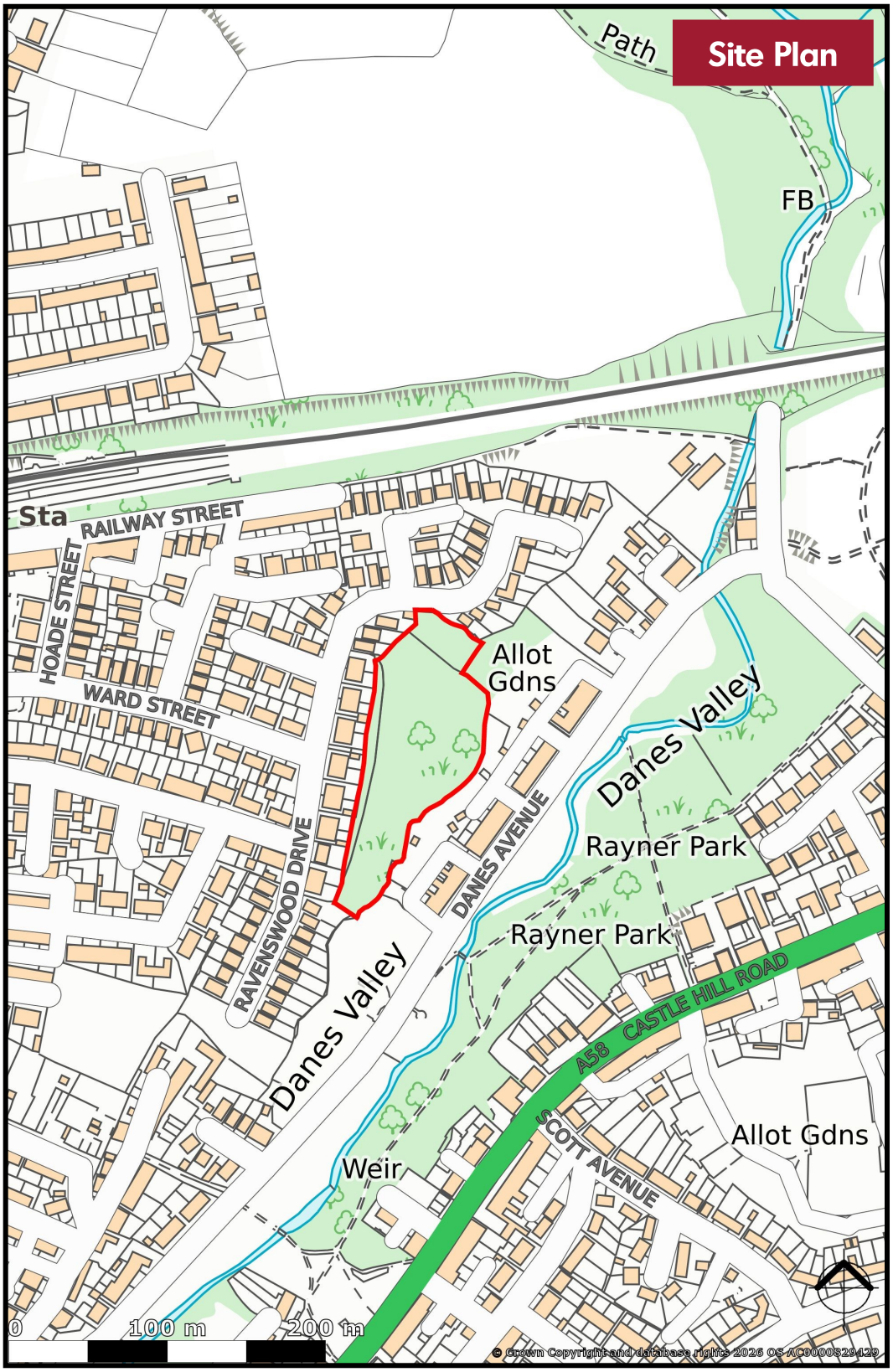
Residential Development Opportunity

Land off Ravensworth Drive,

Hindley, Wigan, Greater Manchester, WN2 2RT

Offers in the Region £450,000

- **Residential development opportunity.**
- **Planning in Principle for up to 9 dwellings.**
- **Plot extending to 2.4 acres (0.97 hectares) or thereabouts.**
- **Superb accessibility to Manchester, Bolton, Preston and Wigan.**
- **Good Connectivity onto M6 and M61 road networks.**



The Land off Ravenswood Drive benefits from Permission in Principle for the development of up to 9 residential dwellings.

Situated to the north of Hindley, the site enjoys excellent connectivity to the surrounding towns of Wigan and Bolton, as well as the cities of Manchester and Preston. Hindley railway station is located approximately 0.3 miles to the west, providing convenient commuter links, while the nearby M61 and M6 motorway networks offer superb regional accessibility.

Extending to approximately 2.4 acres (0.97 hectares), the site currently comprises an area of undeveloped land, as outlined red on the site plan. The land benefits from Permission in Principle granted by Wigan Council under application reference A/23/95800/PIP for "up to 9 dwellings". Owing to the scale of the site, there is potential for purchasers to explore amendments to the existing planning consent, subject to the necessary approvals, to accommodate an alternative or enhanced residential scheme tailored to individual development requirements.

This represents an excellent opportunity to deliver an attractive residential development within a highly sought-after location. Sites of this nature are seldom brought to the open market, offering purchasers a rare chance to acquire a substantial development opportunity with significant future potential.

General Remarks

Services: The property does not include any main service connections. It is understood that mains services are located in close proximity.

Title and Tenure: The property is offered for sale freehold with a vacant possession upon completion.

Planning: Property benefits from Permission in Principle from Wigan Council under application A/23/95800/PIP dated 15th November 2023. The Permission in Principle states "Permission in Principle for up to 9 dwellings". A copy of the Permission in Principle can be obtained from the Wigan Council Planning Website, under the application number detailed. Interested parties should satisfy themselves as to the planning documents prior to submitting any offer to exchange of contracts on the property.

Overage Clause: The site is subject to an Overage provision of £10,000 per plot for any residential units developed in excess of the 9 dwellings currently covered by the Permission in Principle.

Plans, Area and Schedules: These are based on ordinance survey plans. The information provided is for reference purposes only. The Purchasers should have deemed to have satisfied themselves to the description of the Land and any error or mistake shall not annul the sale or entitle any party to compensation in respect of thereof. No warranty for the accuracy of any information can be given.

Community Infrastructure Levy (CIL): Community Infrastructure Levy (CIL) may be payable and purchasers are to complete their own investigations regarding the CIL payable.

TPO's - There is a tree preservation area to trees within the sale area - the TPO predominantly covers the trees along the boundaries. Please contact the office for further details.

Mortgage Ability: We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers Information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Local Authority: Wigan Council

Viewings: Viewings are strictly by appointment with the sole selling agents. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

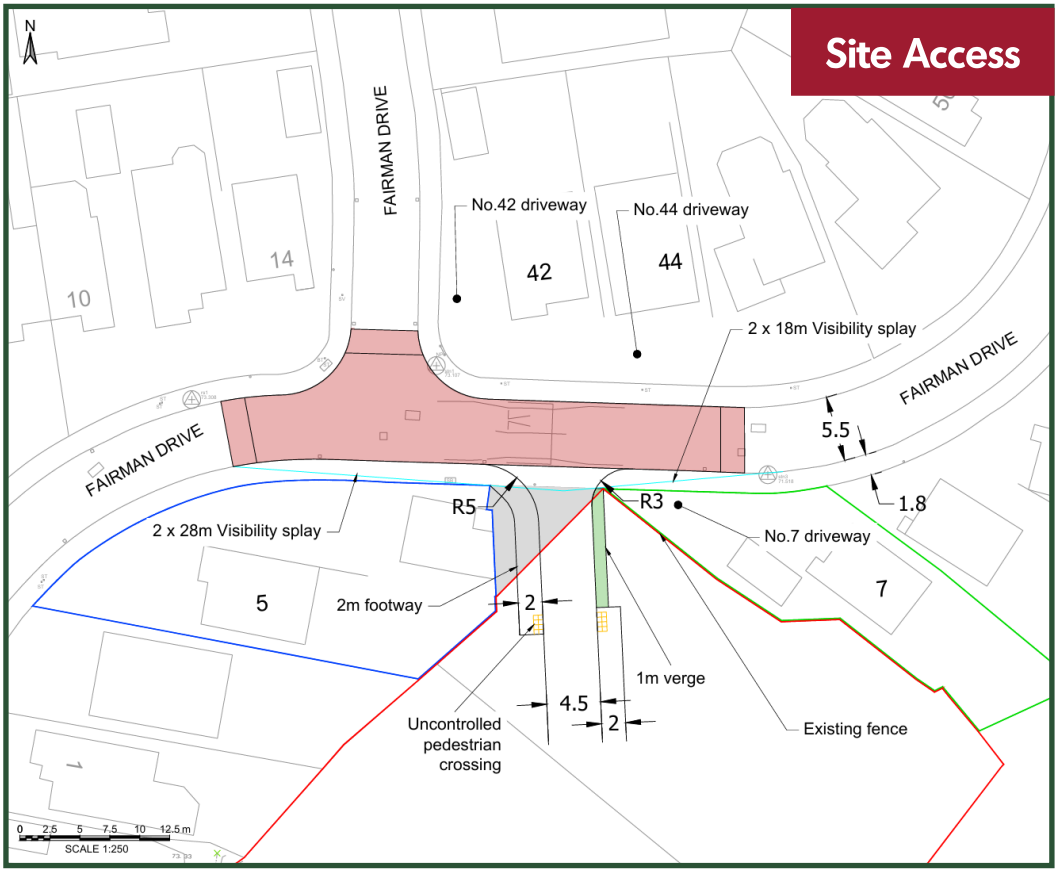
What3words Location: organ.flops.laying

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett 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 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT





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Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. 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 to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract