



3 Bed Development Plot with 5.56 acres
School Lane | Burscough | Lancashire | L40 4BF

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Aerial boundary for illustrative purposes only

Right of Access

Top Locks Barn, School Lane Burscough, L40 4BF

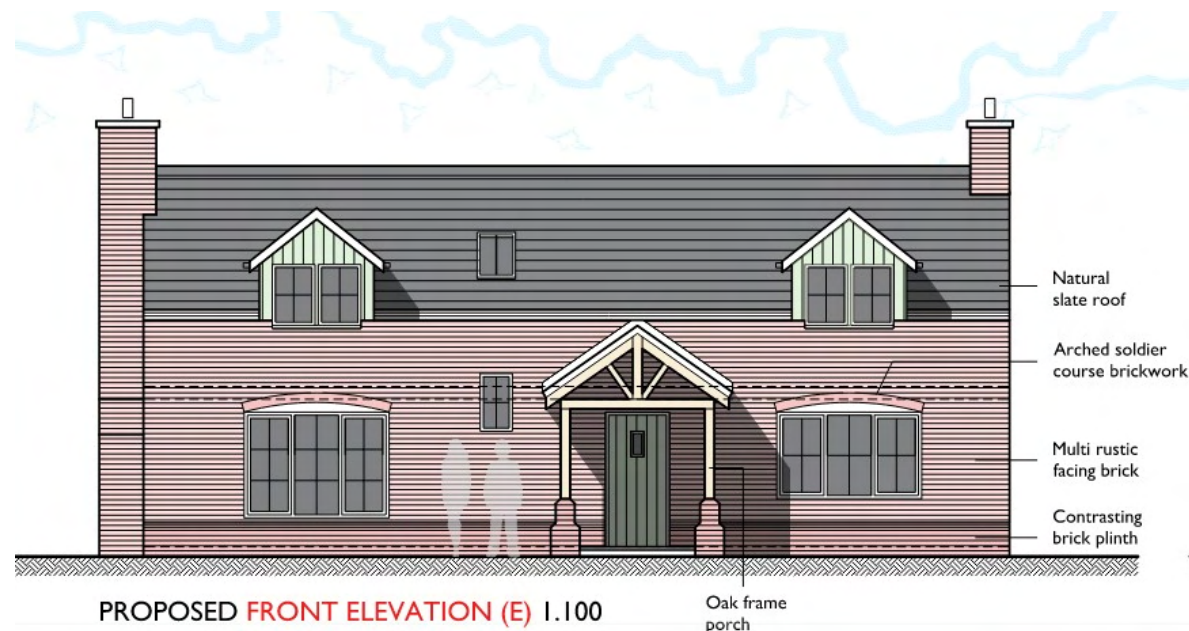
Guide Price £495,000

Located on the edge of Burscough sits a rare opportunity to acquire a stunning residential development site, complete with circa 5.56 acre plot and equestrian facilities.

The plot benefits from full planning consent under permission 2024/0961/FUL for a bespoke 3 bedroom property, with spacious living space and picturesque views across the surrounding countryside.

Development opportunities in such a desirable setting are rare and not to be missed.

For Sale via Private Treaty.



SITUATION

Appealing to lifestyle & equestrian purchasers, Top Locks Barn sits in a substantial plot extending to 5.56 acres OTA, well-positioned along the Leeds to Liverpool canal.

Approached via a private driveway extending from School Lane, the plot is nestled amongst grassed fields and countryside views.

Fantastically located on the outskirts of Burscough, this sought after plot offers tranquillity and rural outlook, yet remaining within close proximity to a wide range of village amenities, including highly regarded schools, restaurants, pubs, supermarkets and two railway stations.

The plot comes complete with equestrian ménage, and surrounding fields currently fenced for horses.



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LAYOUT

The site benefits from full planning consent for a thoughtfully designed three bedroom home with the potential to extend and make a large 5 bed home (subject to the necessary planning consents).

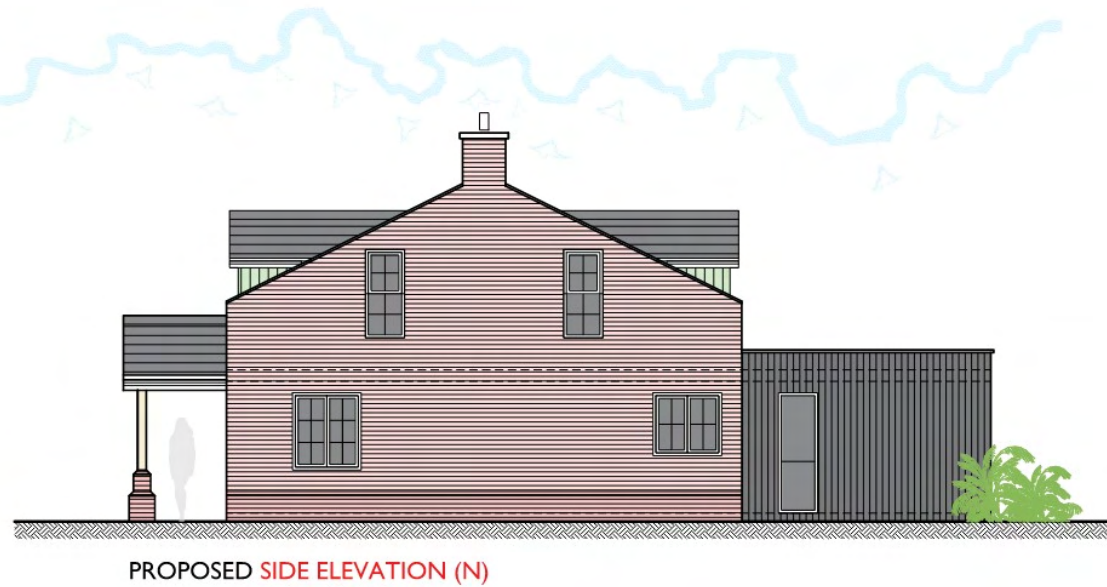
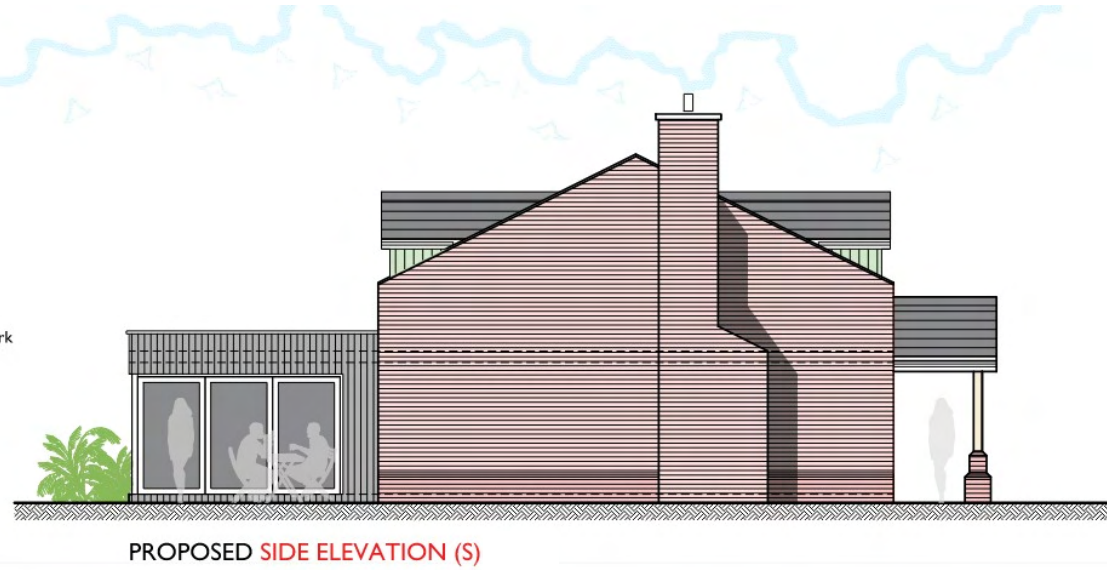
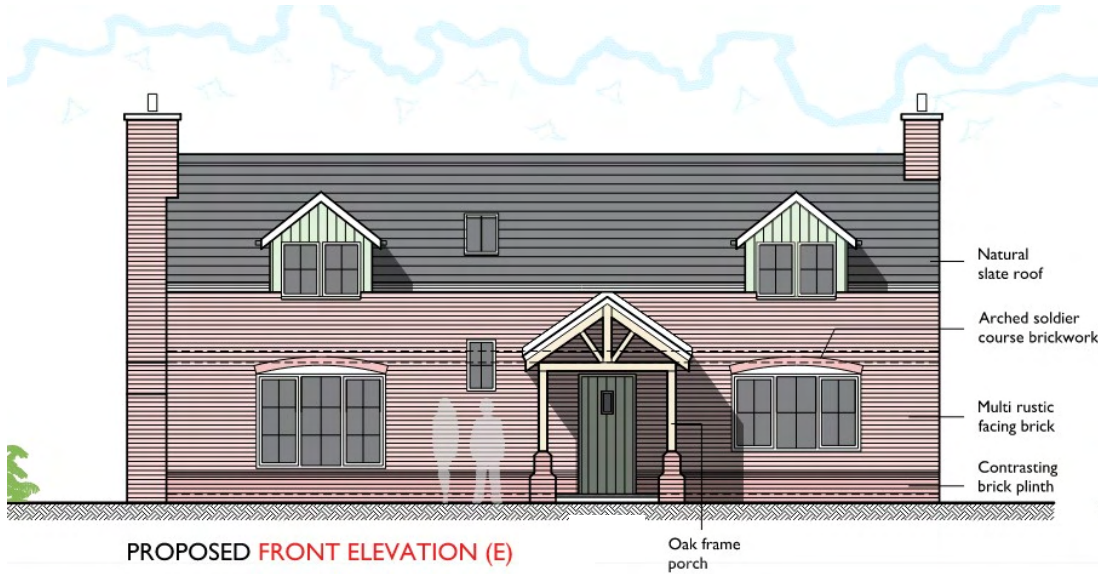
The approved plans include a welcoming entrance hall, two spacious reception rooms, and a stunning open-plan kitchen with direct access to the outdoors, ideal for entertaining. Additional ground floor features include a dedicated home office, utility room and a convenient WC.

Upstairs, the first floor provides well-proportioned bedrooms, comprising a luxurious master bedroom with en-suite, two further double-bedrooms and a family bathroom.



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APPROVED ELEVATION DRAWINGS



GENERAL REMARKS

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Access: A right of access is to be granted over the track, as highlighted in the below property boundaries.

Local Authority: West Lancashire Borough Council

Council Tax: TBC

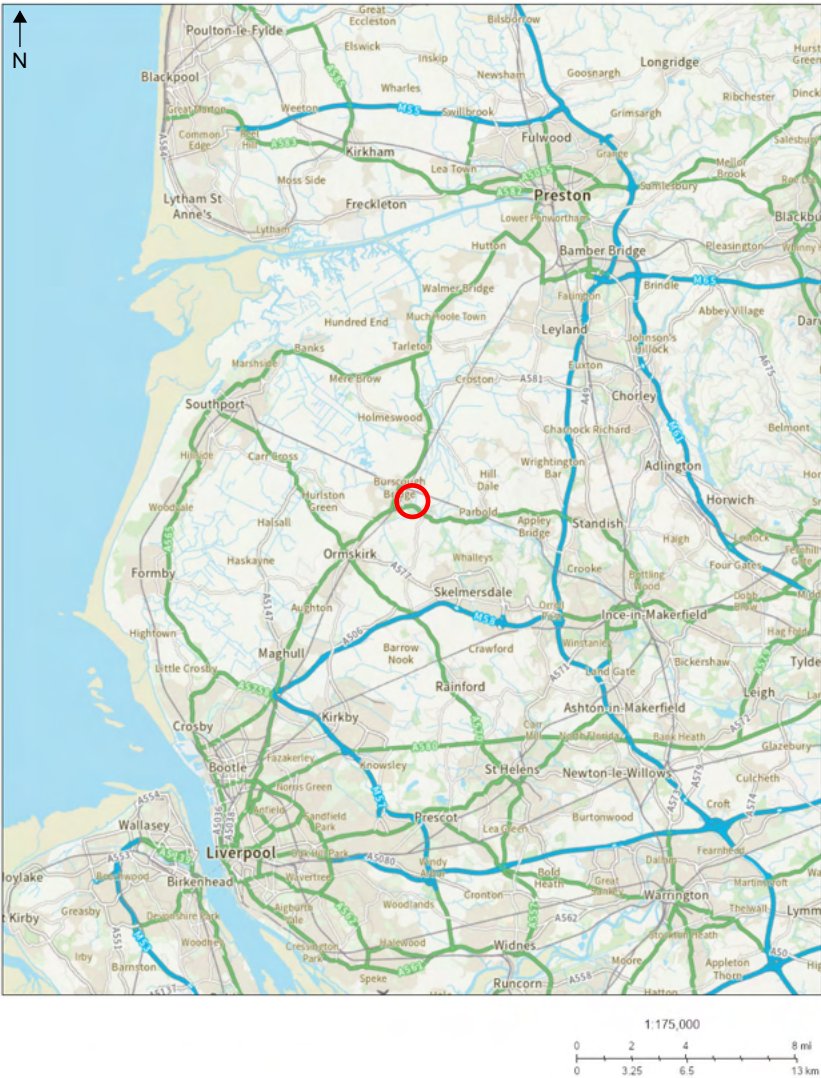
EPC: N/A

Date of Photographs: June 2025

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Thomas Wignall BSc Hons MRICS FAAV or Rachel Pendlebury BA Hons MA.
Please call the office or email info@wignalls.land to arrange a viewing.

Money Laundering Regulations Compliance: please bear in mind, that Wignalls Chartered Surveyors 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.

Method of Sale: Private Treaty **SUBJECT TO CONTRACT**

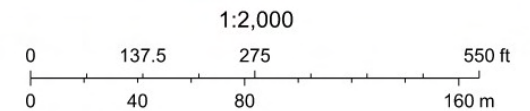


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1. all descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
2. any electrical or other appliances at the property have not been tested nor 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 Wignalls Chartered Surveyors 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 nor 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 Wignalls Chartered Surveyors and their employees regarding the property referred to in these particulars are subject to contract.

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