



DEVELOPMENT PLOT FOR UP TO 2 DWELLINGS FOR SALE | £250,000

**FIR TREE NURSERIES,
HOLMESWOOD ROAD, HOLMESWOOD, L40 1TY**

Overview

We are pleased to present this attractive development opportunity located in the rural village of Holmeswood. The site, currently operating as a well-established plant nursery, benefits from Permission in Principle (2025/0401/PIP) for residential development and offers an excellent opportunity for a prospective scheme in a highly sought-after area.

Location

The plot is located in a rural area while still offering strong connectivity, with straightforward access to the M6 and nearby towns such as Burscough and Southport. This provides convenient reach to local amenities, schools and transport links, making it an attractive and well-positioned development opportunity.

Planning permission

The site benefits from Permission in Principle (Stage 1), meaning the council has already accepted the principle of development. This gives a developer a clear and flexible foundation to work from, with the opportunity to shape the detailed design and provide any supporting surveys as part of the next stage.



☎ 01772 419277
✉ info@wignalls.land
🌐 wignalls.land

311 Hesketh Lane
Tarleton, Preston
PR4 6RJ

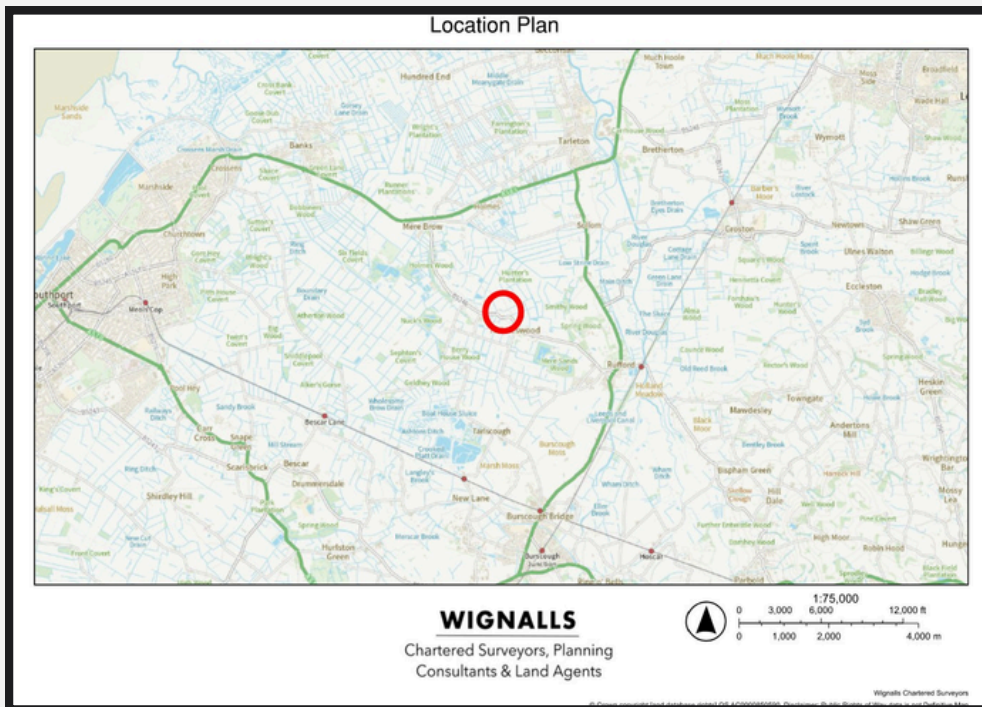


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GENERAL REMARKS

Services: The property has the benefit of mains electricity, drainage, and water.

Local Authority: West Lancashire Borough Council.

Viewings: The property may only be viewed by prior appointment only. Viewings to be made by Ged Forshaw. Please call the office on 01772 419277.

Enquires: All enquires should be directed to Ged Forshaw by calling the office or emailing info@wignalls.land.

Notes:

A covenant will be included to guide the site toward residential development only, preventing future use as a plant nursery or other commercial activities.

Health and Safety: Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures.

The Vendors for themselves and Wignalls Chartered Surveyors as their agents accept no liability for any health and safety issues arising out of viewing the property.

Money Laundering Regulations Compliance: Please bear in mind that Wignalls Chartered Surveyors will require from any purchaser looking to offer on the property confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print but will not affect credit rating.

Consumer protection from unfair trading regulations 2008

Business protection from misleading advertising regulations 2008

Wignalls Chartered Surveyors for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

(a) All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers of tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(b) Any electrical or other appliances on 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;

(c) No person in the employment of Wignalls Chartered Surveyors has any authority to make or give any representations or warranty whatsoever in relation to this property.

(d) These particulars are produced in good faith and set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.



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