



**For Sale**

## Land at Sandy Lane Farm

186 Sandy Lane, Hindley, Wigan WN2 4EP

Residential development land

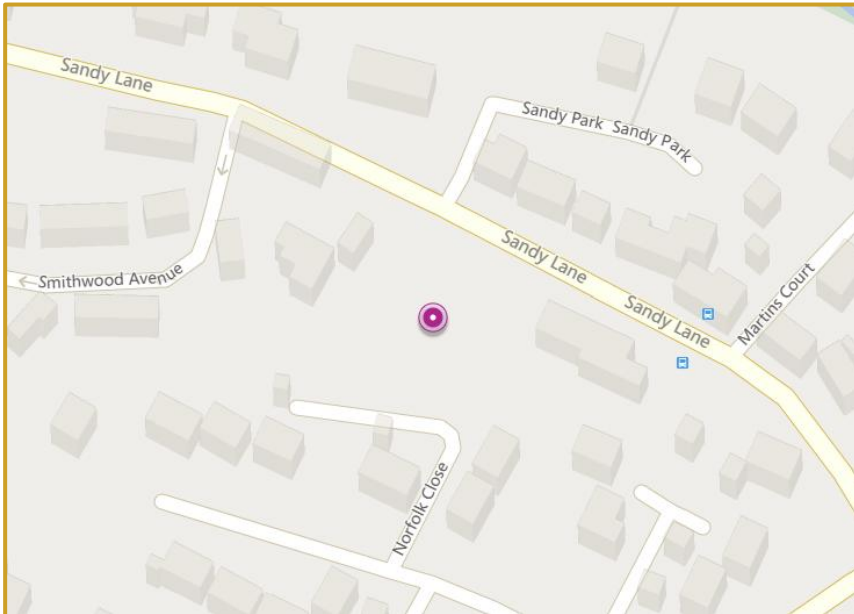
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## Key Highlights

- **Site 0.55 acres (0.22 hectares)**
- **Prominent semi-rural location**
- **Benefits planning permission for development of 9 residential dwellings**
- **Surrounding area made up of established residential dwellings including bungalows and detached dwellings**



### Location

The land is located at Sandy Lane Farm, 186 Sandy Lane, Hindley, Wigan. It lies in a semi-rural position on the eastern side of Wigan, approximately 2.5 miles from Wigan town centre and around 1 mile south of Hindley centre.

The surrounding area comprises a mix of open agricultural land, residential dwellings, and light industrial uses, typical of this part of Hindley. Sandy Lane connects to the A577 (Atherton Road), providing convenient access to Wigan and the surrounding local network. The A58 and A579 offer further links to Bolton, Leigh and the wider Greater Manchester area, with Junction 5 of the M61 motorway situated approximately 5 miles to the east.

This area of Hindley is characterised by a mix of agricultural and mixed-use land, with several nearby sites undergoing redevelopment and improvement.



### Description

The subject site is irregular in shape with access taken directly from Sandy Lane and currently comprises a single detached dwelling with a substantial garden and field area to the rear. The land is surrounded by existing housing and gardens, forming part of an established residential setting.

The property benefits full planning permission as detailed below and the access road to the site has been formed.



### Tenure

We understand that the majority of the site is held freehold under title number MAN92189. This freehold land extends to 0.507 acres. The planning permission granted extends and includes a narrow strip of land to Norfolk Close which, it has been agreed, shall be acquired from Wigan Council but has not yet completed. Upon an offer for the land being accepted the sale agreement will remain conditional upon the inclusion of this strip of land.



### Planning

A/21/90937/FULL - APPROVED

Full planning consent on the erection of 9 dwellinghouses, comprising 3 pairs of semi-detached and 3 detached dwellinghouses, new access and associated external works.



## Additional Plans / Photos





## Site

The site extends to circa 0.55 Acres (0.22 Hectares)



## Services

Interested parties are to make their own enquiries as to the availability of services to the site



## Price

£350,000



## VAT

All prices quoted are exclusive of VAT. VAT may be payable, at the prevailing rate. Your legal adviser should verify.



## Further Information

Upon receipt of a serious expression of interest being made further information regarding the site can be provided however, in the first instance we suggest the details within the planning permission documents that are available via Wigan Councils planning portal are considered.

**Money Laundering Regulations** – in order to discharge legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

**Disclaimer** - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or contract. All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

Subject to contract.

Ref: AG0861

Nov 2025

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## REAL ESTATE

ENQUIRIES AND VIEWINGS STRICTLY BY  
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