



Building Plot at Mill Lane  
Appley Bridge, Wigan, WN6 9DA  
Offers In The Region Of £200,000

4 2 2

# Building Plot at Mill Lane, Appley Bridge, Wigan, WN6 9DA

Nestled in the charming locale of Mill Lane, Appley Bridge, Wigan, this exceptional building plot presents a remarkable opportunity for those looking to create their dream home or investment. Spanning approximately 0.21 acres, the site boasts a well-considered architectural design, with proposals in place for the construction of two detached, four-bedroom dwellings.

- Plot 1; GIA of 193m<sup>2</sup>
- Plot 2; GIA of 215m<sup>2</sup>

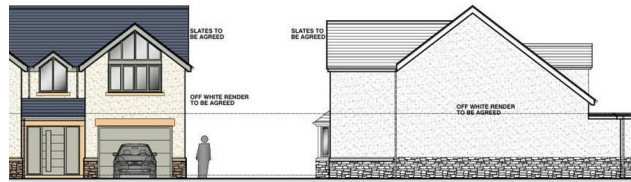
The location is particularly appealing, situated in close proximity to the picturesque Leeds Liverpool Canal, which offers delightful walks and recreational activities. Additionally, the amenities of Appley Bridge are just a stone's throw away, providing convenient access to local shops and services.

For commuters, the plot is easily accessible, being within a short distance of Junction 27 of the M6, ensuring that travel to nearby towns and cities is both straightforward and efficient. With planning permission currently pending, this is an ideal opportunity for developers or individuals seeking to build bespoke homes in a desirable area.

This building plot not only offers the potential for spacious living with two thoughtfully designed properties but also promises a lifestyle enriched by the natural beauty and community spirit of Appley Bridge. Do not miss the chance to explore this unique opportunity to shape your vision in a sought-after location.

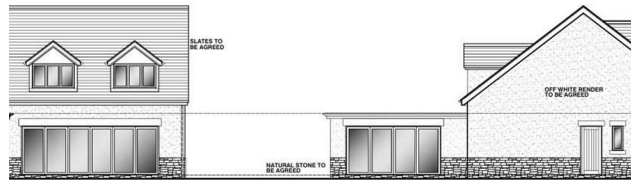


**FRONT ELEVATION (SOUTH)**



**ON (SOUTH)**

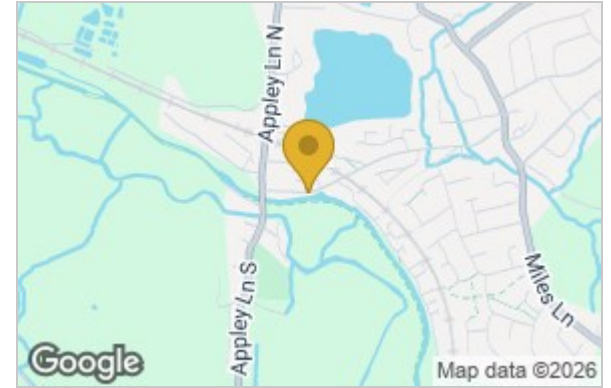
**SIDE ELEVATION (EAST)**



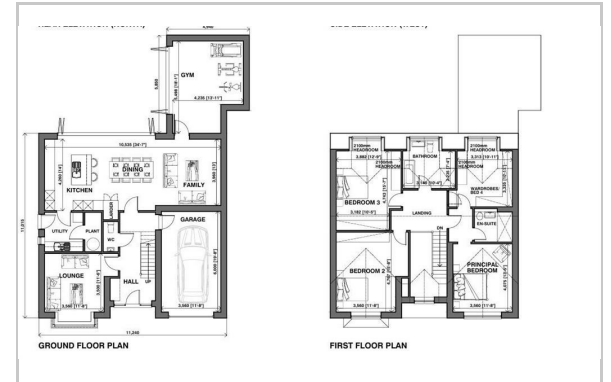
**N (NORTH)**

**SIDE ELEVATION (WEST)**

## Area Map



## Floor Plan



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

The Old Bridge Club 38 Bridgeman Terrace, Wigan, Greater Manchester, WN1 1TT  
 Tel: 01942 242 636 Email: [Info@fazakerleysharpe.co.uk](mailto:Info@fazakerleysharpe.co.uk) [www.fazakerleysharpe.co.uk](http://www.fazakerleysharpe.co.uk)