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FOR SALE – RESIDENTIAL AND/OR COMMERCIAL  
DEVELOPMENT SITE AS A WHOLE OR IN PART

Eddisons



## CHORLEY ROAD, STANDISH, WIGAN WN1 2XN

- Freehold
- Prominent location fronting Chorley Road (A5106)
- Expressions of interest sought for the whole or part of the site for residential and/or commercial purposes

**Site Area: 5.81 ha (14.36 ac)**

## LOCATION

The property is located fronting Chorley Road (A5106) on the eastern edge of Standish.

The A5106 leads to Wigan Road A49 and via Almonds Brook Road (A5209) to Junction 27 of the M6 motorway.

## DESCRIPTION

The property is irregular in shape and historically has been used for land fill purposes.

In recent years, the site has been filled in with inert building material with Environment Agency permits/permission. This fill is shortly to be completed and the site will be made good and the Environment Agency Completion Certificate will be made available.

## ACCOMMODATION

We have measured the site area electronically and understand it to be 5.81 hectares (14.36 acres).

## PLANNING

The site is currently designated as a Green Belt in the local UDP with the most recent planning application being for the formation of a security fence Application No: A/20/90564/FUL. Historically, the site was known as the Standish Tip and the site ceased operation in 1990. As mentioned above the current owner is complying with a landfill closure procedure.

The southern part of the site tapers into an established residential area.

## PROPOSAL

Our client is seeking expressions of interest for their freehold interest in all or a proportion of the site on a conditional and/or unconditional basis.

## VAT

We understand that the transaction will not be subject to VAT.

## LEGAL COSTS

Each party will be responsible for their own legal and surveyors costs incurred in the transaction.

## ADDITIONAL INFORMATION

The following additional information is available:

- Land Registry document for Freehold Title No: GM458593
- Topographical survey in CAD and PDF

## VIEWING

Strictly via the agents  
Eddisons  
Robert Diggle  
0151 268 5280

[Robert.diggle@eddisons.com](mailto:Robert.diggle@eddisons.com)

July 2025

For more information, visit [eddisons.com](https://eddisons.com)  
T:0151 268 5280

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