

0151 268 5280

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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

August 2025

For more information, visit eddisons.com
T:0151 268 5280

Eddisons

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

PHOTOGRAPHS



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PHOTOGRAPHS



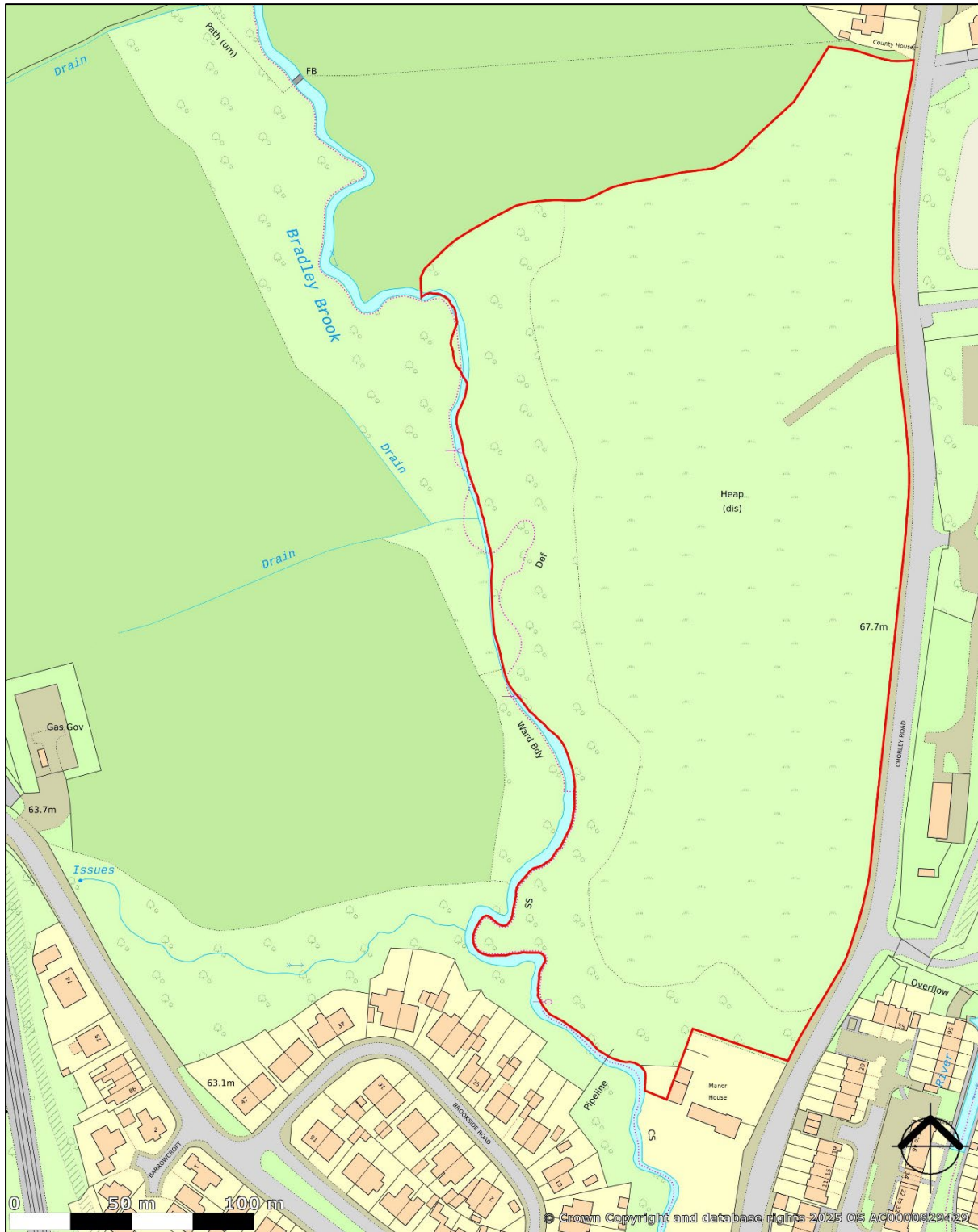
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SITE PLAN



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