



Gathurst Lane, Shevington, Wigan

Offers Over £189,995

Ben Rose Estate Agents are pleased to present to market this exceptional building plot extending to approximately 0.25 acres, set back on a substantial private plot along Gathurst Lane in the desirable village of Shevington, Wigan. Full planning consent has been granted under application A/25/099558/FULL for an impressive four-bedroom detached family home extending to approximately 2,126 sq ft, offering an exciting opportunity to create a substantial and individually designed family home in an established residential location.

The approved scheme has been designed with modern family living in mind, incorporating open-plan living spaces, driveway parking and an integral garage. The proposed detached dwelling offers the potential for spacious and versatile accommodation, providing an excellent opportunity for a purchaser to bring the approved plans to life and create a home suited to contemporary lifestyles. With the benefit of full planning consent already in place, the plot presents an attractive proposition for developers, builders or private purchasers looking to undertake a residential development project.

The plot is ideally positioned within Shevington village, a popular residential location offering a range of local amenities, excellent schools and shops within convenient reach. The surrounding area provides a pleasant village setting, whilst transport links offer connections to Wigan and the wider North West, making the location well suited to families and commuters alike. The combination of a substantial private plot, an approved four-bedroom detached home and convenient access to everyday amenities makes this a particularly appealing opportunity.

This represents an excellent opportunity for developers, builders or private purchasers looking to acquire a site with full planning permission already approved, providing the opportunity to progress with the construction of the proposed detached dwelling, subject to the relevant planning conditions and building regulations.

The plot boundary on the marketing photos is just for reference only and not an exact match to the actual boundary



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This architectural elevation drawing shows the side profile of a building. The main structure has a white exterior with horizontal slats. The roof is dark grey with a red ridge and eaves. Two small, square, double-hung windows with white frames are positioned on the upper level. On the left, a decorative stone pillar with a pedimented top stands next to a section of the wall with a textured, stone-like pattern. The building is set against a plain white background with a grey ground line at the bottom.

1:100 SCALE

B	25.08.26	Juliet Balcony projection added to side elevation	FAD
A	10.06.26	Amended in line with TPP constraints	FAD
REV.	DATE	DESCRIPTION	BY
FONTWELL ARCHITECTURAL DESIGN			
PROJECT TITLE: PROPOSED SINGLE DWELLING TO REAR OF 88 GATHURST LANE SHEVINGTON DRAWING TITLE: ELEVATIONS (1)			
DRAWING NO:		005.01.02	
DRAWING STATUS:		PLANNING	
SCALE: 1:100 @ A3		REVISION: -B	
DATE: MAY 25		DRAWN BY: PF	

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- This architectural elevation drawing shows a two-story house with a gabled roof. The roof is covered in dark grey horizontal siding, with red lines indicating the roofline. The main body of the house has light grey horizontal siding. A smaller, lower-pitched roof extends over the front porch area, also featuring dark grey horizontal siding and red roofline indicators. The front porch has two white-framed doors with dark glass inserts. A single window with a dark frame is located on the upper level of the main house. To the right, a chimney with a decorative cap is visible. The house is set against a plain white background, with a grey ground line at the bottom.

7'7 1/2"

4'6"

4'5 1/2"

1'0"

ROOF

UPPER LEVEL

LOWER LEVEL

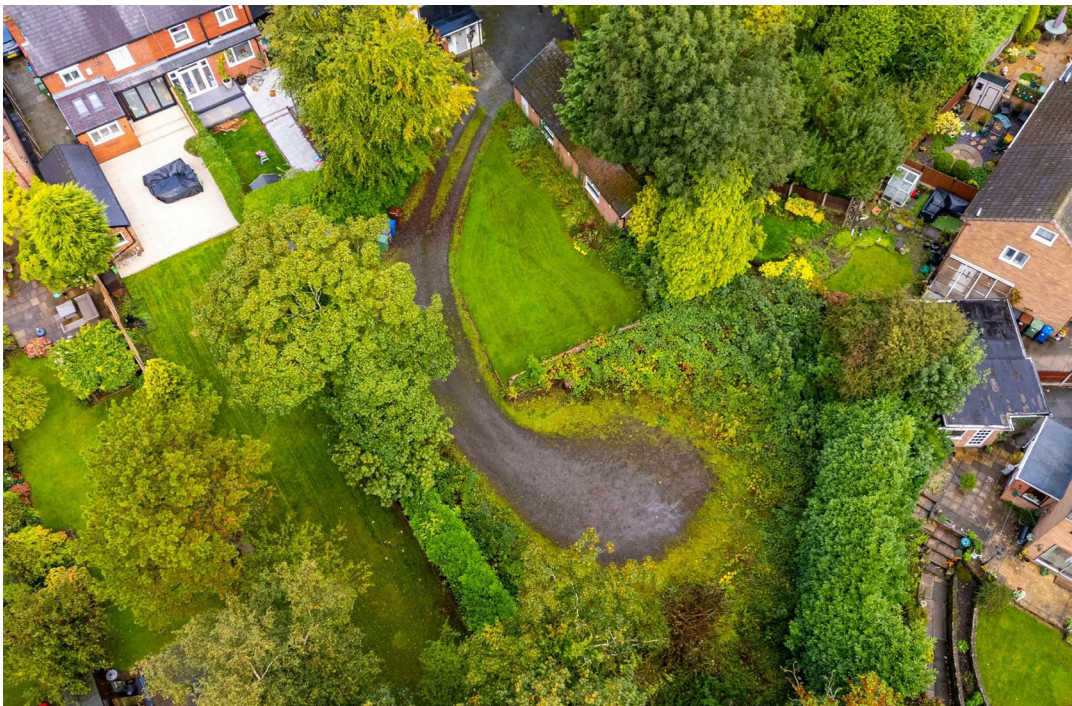
DPC

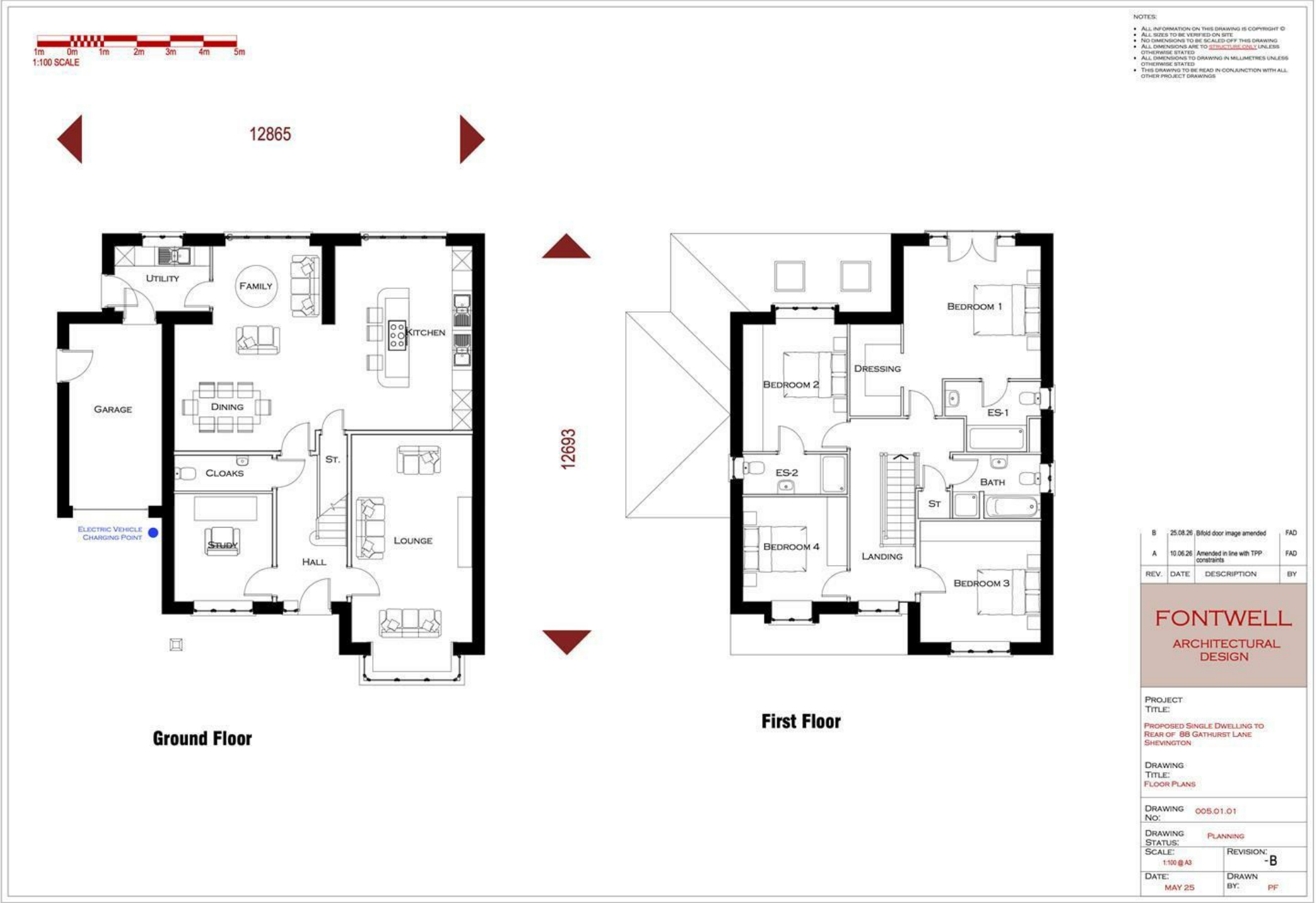
B	25.08.28	Side elevation corrected and Juliet Balcony projection added.	FAC
A	10.06.28	Amended in line with TPP constraints	FAC
REV.	DATE	DESCRIPTION	BY
FONTWELL ARCHITECTURAL DESIGN			
PROJECT TITLE: PROPOSED SINGLE DWELLING TO REAR OF 88 GATHURST LANE SHEVINGTON			
DRAWING TITLE: ELEVATIONS (2)			
DRAWING NO: 005.01.03			
DRAWING STATUS: SCALE: 1:100 @ A3		PLANNING	
DATE: MAY 25		REVISION: -B	
		DRAWN BY: PF	











We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

