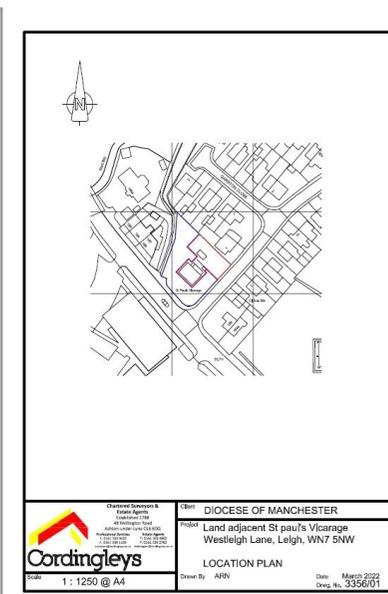
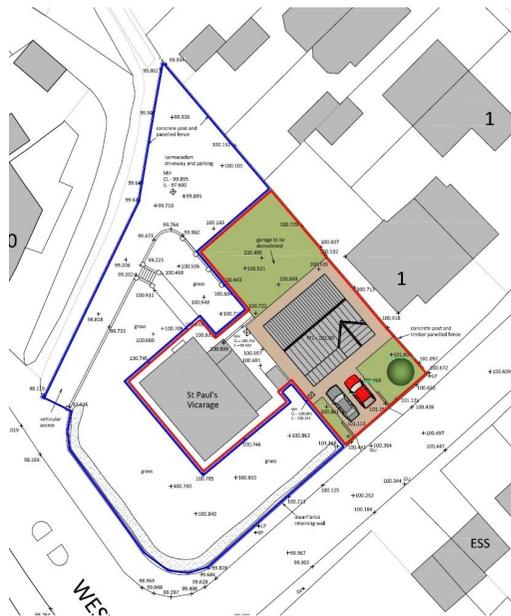




St Pauls Vicarage, Westleigh Lane, Leigh

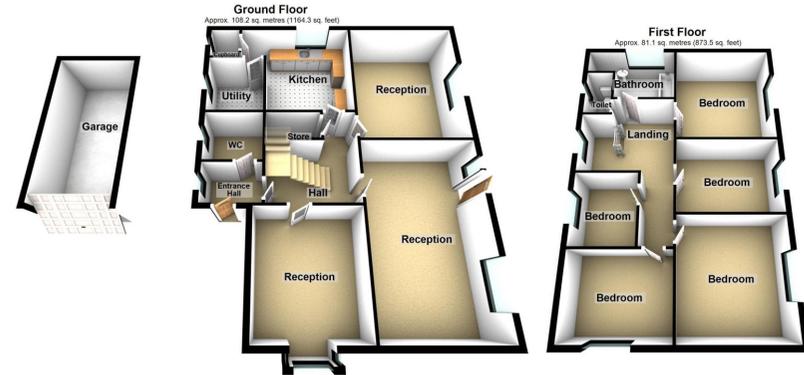
Fixed Price £420,000

5 2 3



- DEVELOPER OPPORTUNITY
- SINGLE DETACHED PROPERTY
- HAVING 5 BEDROOMS
- DETACHED GARAGE
- OUTLINE PLANNING PERMISSION
- AND EXISTING VICARAGE
- AND 3 RECEPTIONS
- EPC Rating - C





Total area: approx. 189.3 sq. metres (2037.7 sq. feet)

This is a unique and outstanding development opportunity consisting of the construction of a detached residential dwelling inside the substantial grounds of the former Saint Paul's Vicarage which is also included within the sale. The Outline Planning Permission provides potential purchasers with a "blank canvas" design opportunity in terms of both the layout of the floor-plans and aesthetics of the new dwelling. The approved footprint will comfortably accommodate four bedrooms. The existing Vicarage is a spacious, detached dwelling which is in need of modernisation throughout, therefore making it an ideal project for developers. The site is situated in a prime location of Leigh, close to excellent amenities and transport links, whilst the secluded nature of the site provides a distinctive and enviable setting in which to reside.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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