

**PETER E GILKES & COMPANY**

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**FOR SALE**

**Two Building Plots between  
68 and 80 Preston Road  
Coppull  
Chorley  
PR7 5DW**



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**Price: £150,000 each  
or £285,000 for both**

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**PLOT A Available PLOT B Under Offer**

- Plot A 545 sq m (650 sq yds), Plot B 580 sq m (690 sq yds)
- Planning Permission for two detached four bedroomed residences
- Rural setting with open fields to rear
- Made up road frontage with all services available
- Exemption from CIL for self-build

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

**CHARTERED SURVEYORS**

**PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS**

Peter E Gilkes FRICS I Bernadette Gilkes I Ben Gilkes BSc MRICS I Matthew J Gilkes BSc (Hons) MRICS

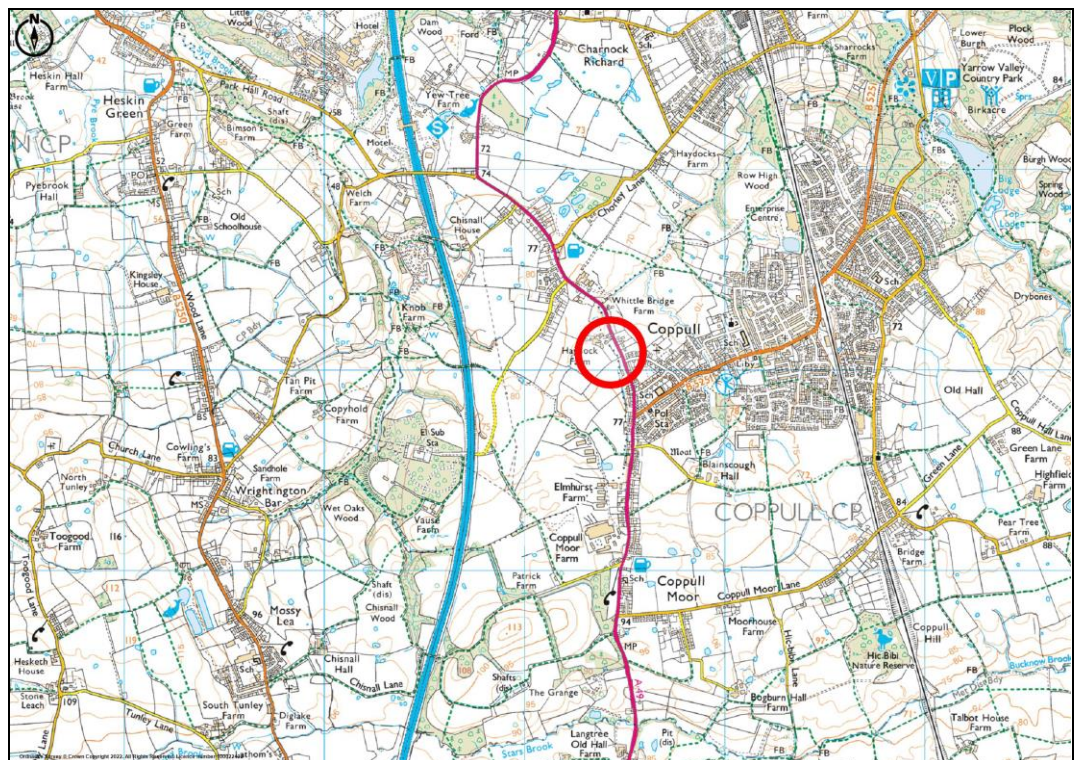




**Description:**

The plots enjoy a pleasant semi-rural position on the north west outskirts of the village and benefit from expansive westerly aspects over rolling fields, washed over as green belt, beyond the lengthy rear gardens.

Comprehensive neighbourhood amenities are nearby and there is easy access into surrounding towns and motorway intersections.

**Location:**



- Planning:** Outline Planning Permission was obtained on the 11<sup>th</sup> November 2022 for the erection of two detached dwellings (App No. 22/00920/OUT). A full copy of the planning consent is available at our office or on Chorley Council's website: [www.chorley.gov.uk](http://www.chorley.gov.uk)
- No particularly unusual or onerous conditions are attached to the consent.
- Tenure:** The site(s) will be sold freehold and free from chief rent.
- Services:** Mains electricity, gas and water supplies are, we understand, available as is connection to the main sewer. Prospective purchasers are advised to make their own enquiries.
- CIL:** Buyers acquiring the plots for a self build project can claim exemption from the Community Infrastructure Levy (CIL)
- To view:** By appointment with the agents with whom all negotiations should be conducted.



