

PETER E GILKES & COMPANY

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FOR SALE

**REDEVELOPMENT SITE
PARSONS BROW
OFF MARKET STREET
CHORLEY
PR7 2SF**



Price: £130,000

- Central location off established main street.
- Site area 320 sq m (3,445 sq ft).
- Currently used as a car park.
- Redevelopment potential subject to planning approval.

Peter E Gilkes & Company 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 no 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 | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: The site occupies a strategic central location off Market Street within Chorley town centre and is ideally suited for possible redevelopment subject to planning. Previous applications for office use have been granted however, approval has now lapsed. Historic plans are attached recording the potential ground and first floor office layout, three car parking spaces and part external elevation.

The site is currently used for car parking.

Location: Parsons Brow is off Market Street by the side of Bang Bang opposite Halliwell Street.

Site Area: 320 sq m (3,445 sq ft).

Road: Parsons Brow is apparently adopted and maintained by the Local Authority and should be left clear and unobstructed to allow vehicles to visit and leave site.

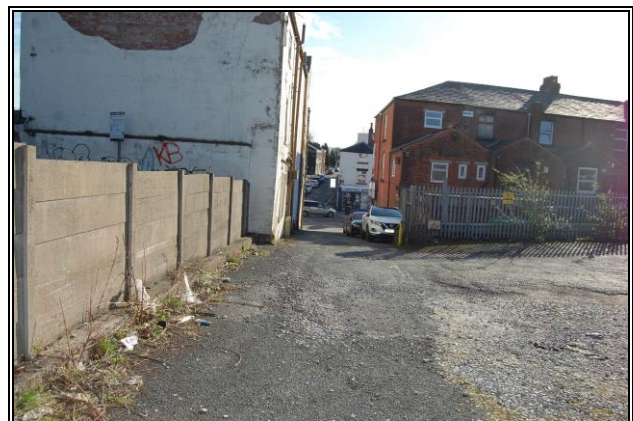
Tenure: It is understood the site is Freehold.

Services: It is understood that mains services were previously available however interested parties should make their own enquiries and investigations.

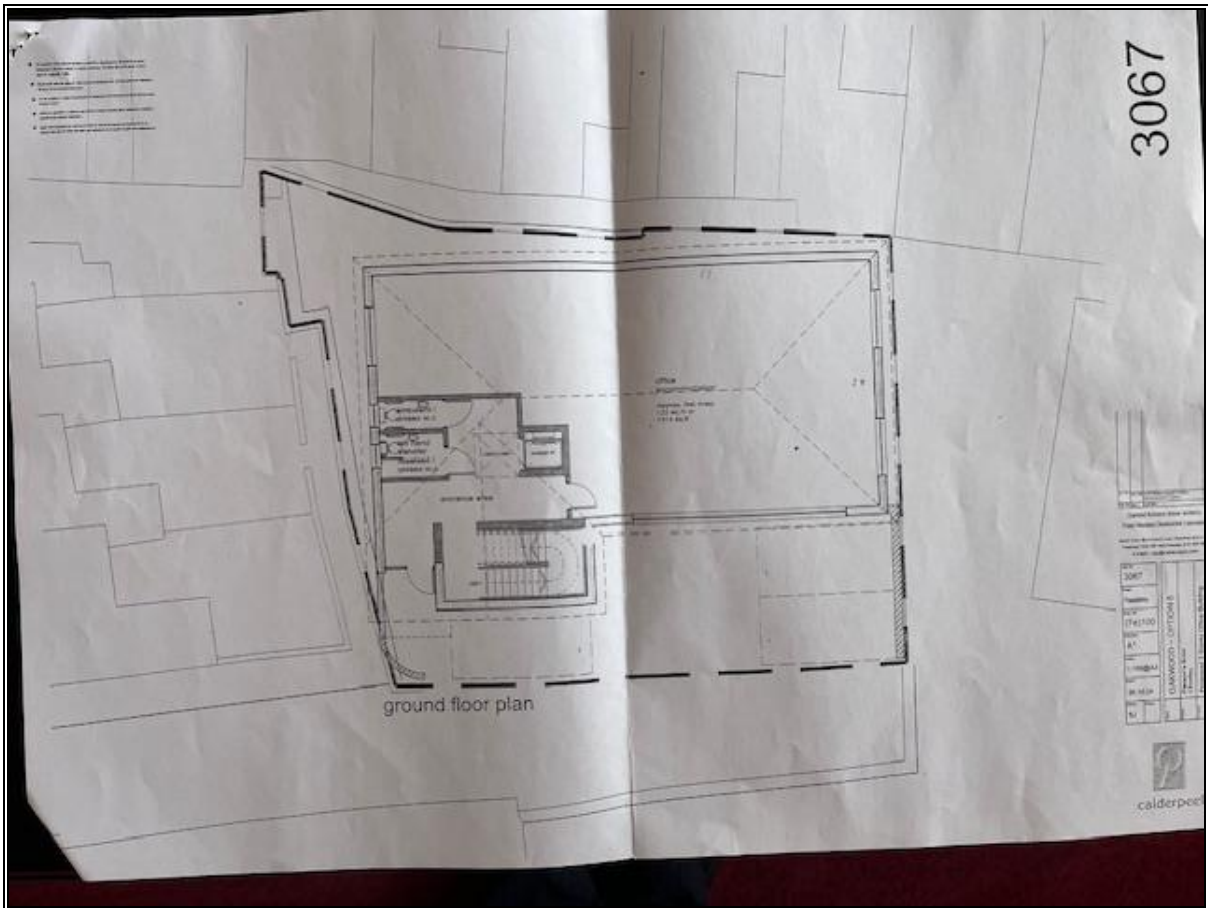
Assessment: Interested parties should make their own enquiries to Chorley Borough Council's Business Rates Department on 01257 515151.

VAT: VAT will be payable on the purchase price.

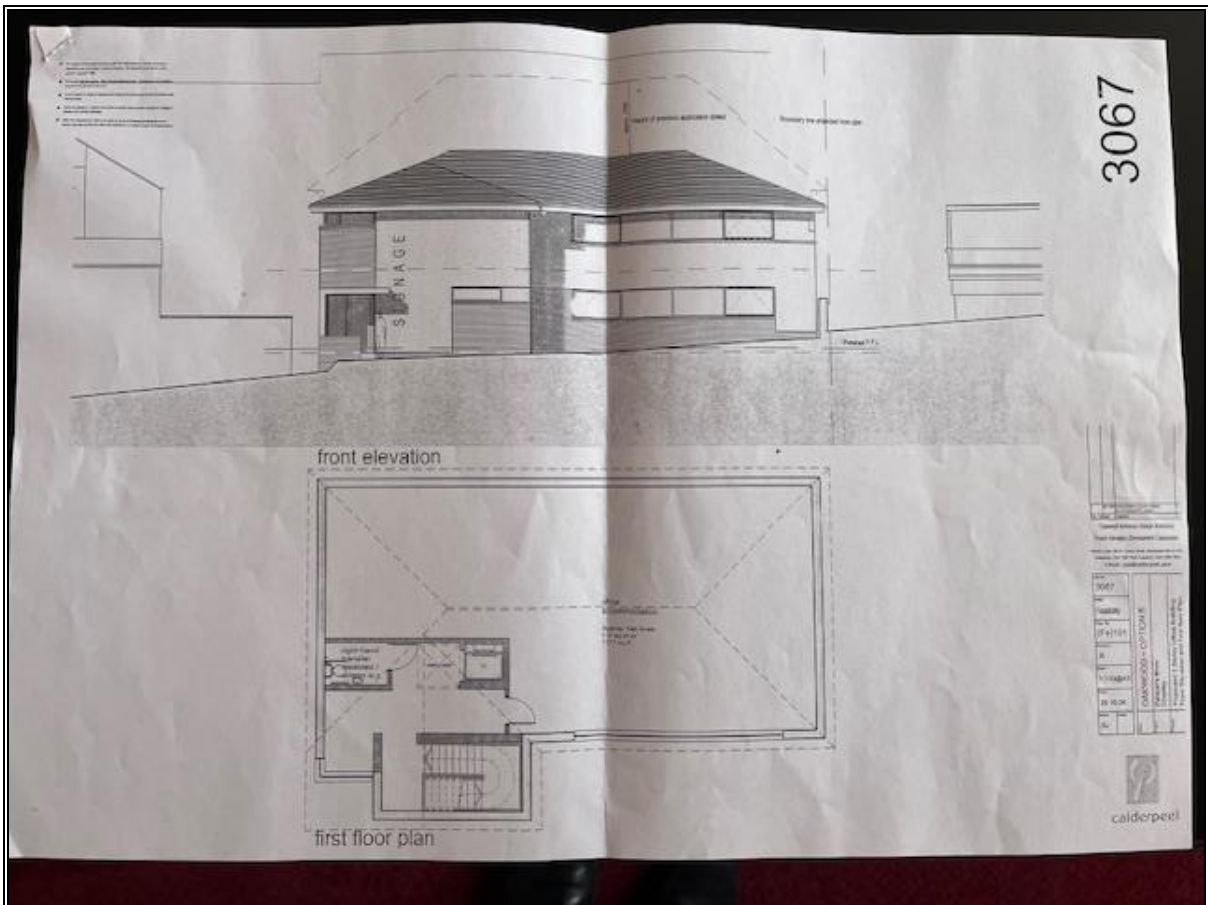
To View: By visiting the site. Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.



Access Road



Historic Ground Floor Plan



Historic First Floor Plan