

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999 Fax 01257 264256

Email info@peteregilkes.co.uk



FOR SALE

**RESIDENTIAL DEVELOPMENT LAND
behind
280 TAG LANE
INGOL
PRESTON
PR2 3UY**



Price: £525,000

- 0.5 acres (0.2 hectares)
- Planning Permission for 7 detached houses
- Established location
- Near to all amenities
- Convenient for city centre and motorway intersections

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



CHARTERED SURVEYORS

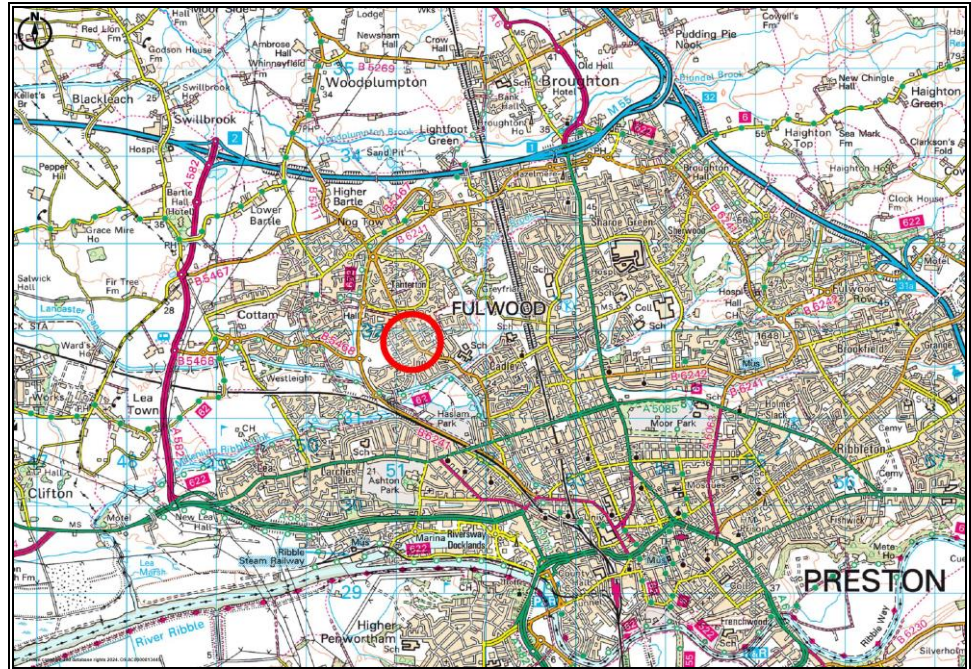
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

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

Description: Set in a much sought after and established residential area, an attractive site providing potential for creating a small exclusive scheme of detached residences.

It enjoys the most convenient position close to comprehensive amenities including shops, schools and other facilities with easy access into the City Centre and onto junctions of the M6 and M65.

Location:



Tenure: Site will be sold Freehold and free from Chief Rent.

As the Vendors own and reside at 280 Tag Lane there is the flexibility to accommodate any technical issues that arise e.g. junction radius.

Services: It is understood mains electricity, gas and water supplies are available and drainage can connect to the main sewer but purchasers are advised to make their own enquiries.

Planning: Planning Permission in Principle was obtained on the 22nd February 2024 (App. No. 06/2024/0077) based upon the drawing which illustrated development with 6 dwellings.

The Architect has obtained the agreement of the Planning Officer for consent and to increase this up to 7 dwellings and written confirmation is expected.

Access: Access can be obtained directly off the highway, Tag Lane and Vendors will fully co-operate in facilitating achieving acceptable junction design.

CIL: It is understood the properties will be subject to the Community Infrastructure Levy, however the floor area of the existing buildings i.e. garage and store can be used to offset the calculated sum.

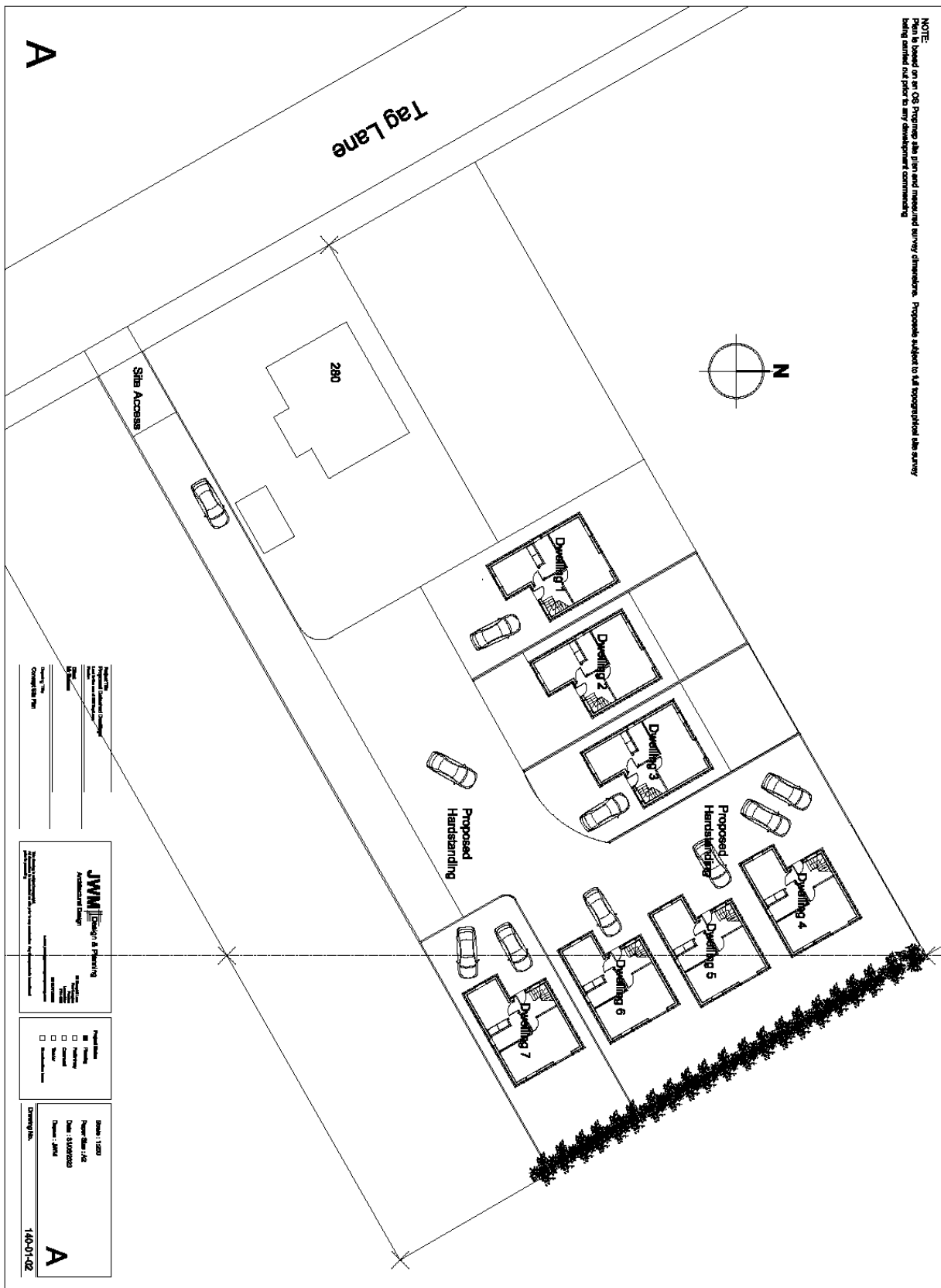
To View: By appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.



Land behind 180 Tag Lane, Ingol, Preston, PR2 3UY



NOTE:
 Plan is based on an OS Programme plan and measured survey dimensions. Proposals subject to all topographical site survey
 being carried out prior to any development commencing



Project Name: [Redacted]
 Client: [Redacted]
 Date: [Redacted]
 Drawing No: [Redacted]

JWM Design & Planning
 Architectural Design
 Planning
 Engineering
 Environmental
 Landscape Architecture
 Surveying
 Quantity Surveying
 Project Management

Project Status:
 Design
 Planning
 Construction
 Other

Sheet: 1 of 10
 Project No: 140-01-02
 Date: 15/06/2023
 Author: JWM
 Drawing No: 140-01-02
A

