

PETER E GILKES & COMPANY

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FOR SALE

**BUILDING PLOT(S)
BETWEEN 10 & 12 KNOWLEY BROW
CHORLEY
PR6 9BG**



Price: £135,000

- 425 sq yards (355 sq m)
- Planning Permission in Principle for two dwellings or possibly single detached
- Attractive setting amidst stone built cottages
- Extensive southerly views to rear
- Exemption or partial exemption from CIL

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

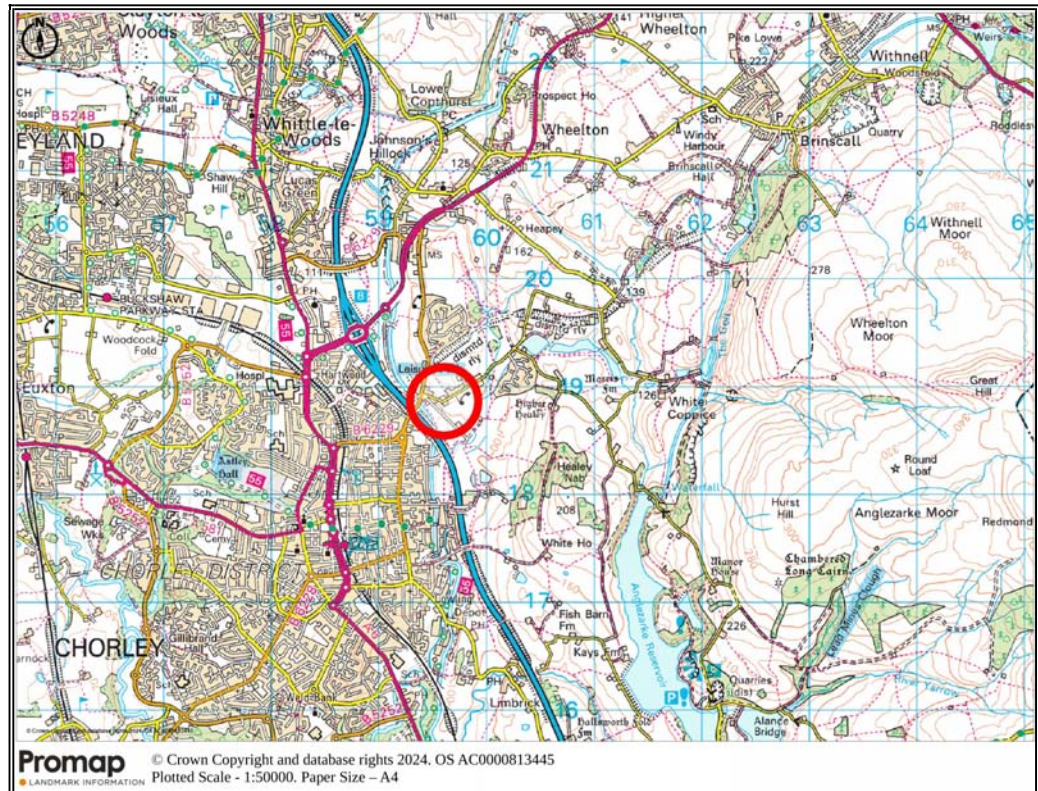
Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: The plot enjoys a most attractive and appealing setting between stone built cottages and is currently occupied by a single-storey stone built barn/store attached to No. 12.

The plot provides potential for erecting imaginative designed residence(s) taking advantage of the land which slopes down to the rear and from where there are expansive southerly views.

Location:



Planning: Permission in Principle was obtained from Chorley Borough Council on the 25th July 2024 for the erection of a pair of semi-detached dwellings following demolition of the existing building (App. No. 24/00418/PIP). Further details can be obtained from Chorley Borough Council's website www.chorley.gov.uk

Services: Mains electricity, gas and water supplies are, we understand verbal as is connection to the main sewer. Prospective purchasers are advised to make their own enquiries.

CIL: The floor area of the existing store can be used to off-set the Community Infrastructure Levy (CIL) and purchasers embarking upon a self build project can claim total exemption.

Tenure: The site is understood to be Freehold and free from Chief Rent.

It is understood there is a Right of Way along Bagganley Lane at the rear.

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



Rear View

Illustrative Plan 12 Knowley Brow Chorley PR6 9BG



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