

PETER E GILKES & COMPANY

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FOR SALE

**BUILDING PLOT adj
43 KEM MILL LANE
WHITTLE-LE-WOODS
CHORLEY
PR6 7EA**



Price: £135,000

- 365 sq m (436 sq yds)
- Quiet country lane setting backing onto Greenbelt
- Close to Cuerden Valley Regional Park
- Near to local amenities inc schools, churches and motorway intersections
- Exemption from CIL for self-build project

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

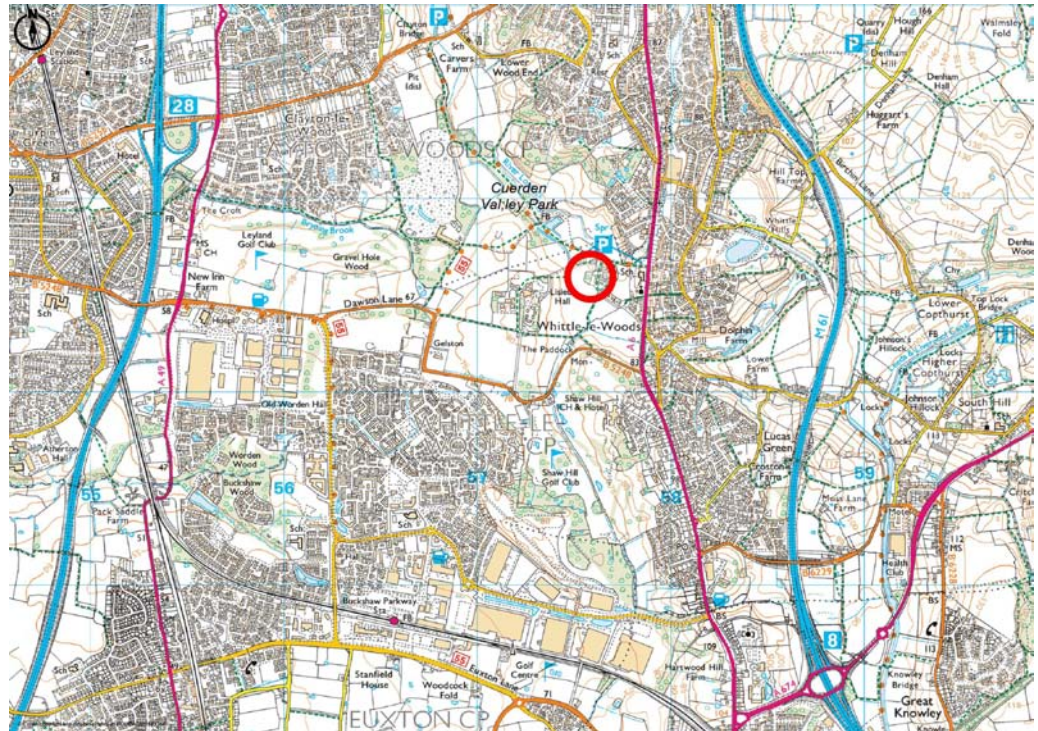
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

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

Description: The Plot is part of established gardens occupying a choice and tranquil setting at the end of a quiet country lane and bordering onto Greenbelt at the rear and within a short strolling distance of the rolling expanse of Cuerden Valley Regional Park.

Comprehensive neighbourhood amenities are nearby and there is easy access onto both M61 and M6 motorway intersections.

Location:



Tenure: The site 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 mains sewer.

Prospective purchasers are advised to make their own enquiries.

Planning: Planning Permission in Principle was obtained on the 12th December 2024 for the erection of a detached dwelling App No. 24/00924/PIP.

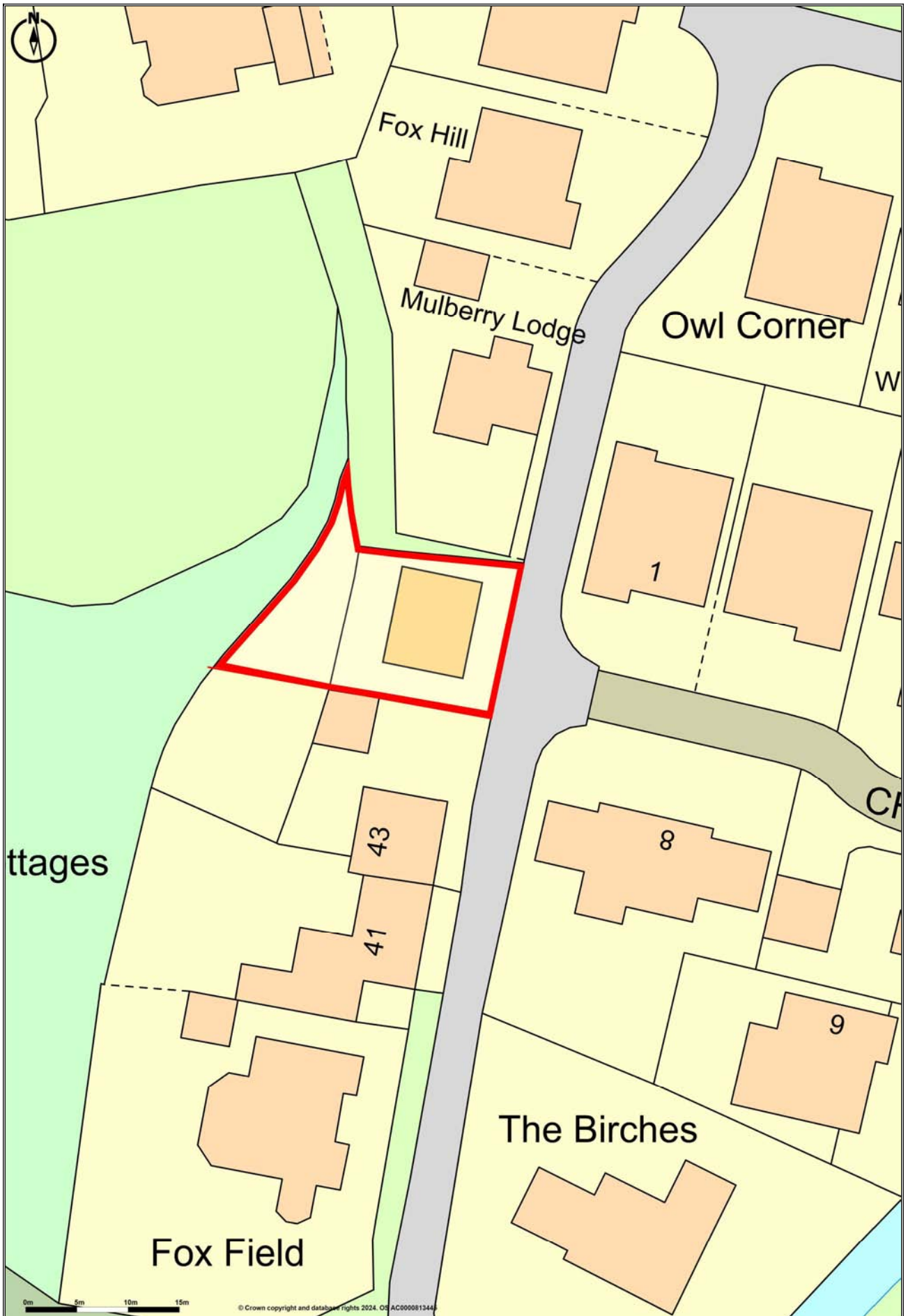
A copy of the Planning Consent is available at our office or on Chorley Council's website www.Chorley.gov.uk where full particulars are available.

CIL: Buyers acquiring the Plot as a self-build project can claim exemption from the Community Infrastructure Levy (CIL).

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



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