

PETER E GILKES & COMPANY

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FOR SALE

**RESIDENTIAL DEVELOPMENT LAND
ADJOINING ROSE COTTAGE
91 HOYLES LANE
COTTAM
PRESTON
PR4 0LB**



Offers Invited Over: £425,000

- 0.45 acres (0.22 hectares)
- Planning Permission for 2, possibly 3, houses plus a bungalow
- Exclusive and established setting
- Near to all amenities and motorway intersections
- Potential for exclusive development

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

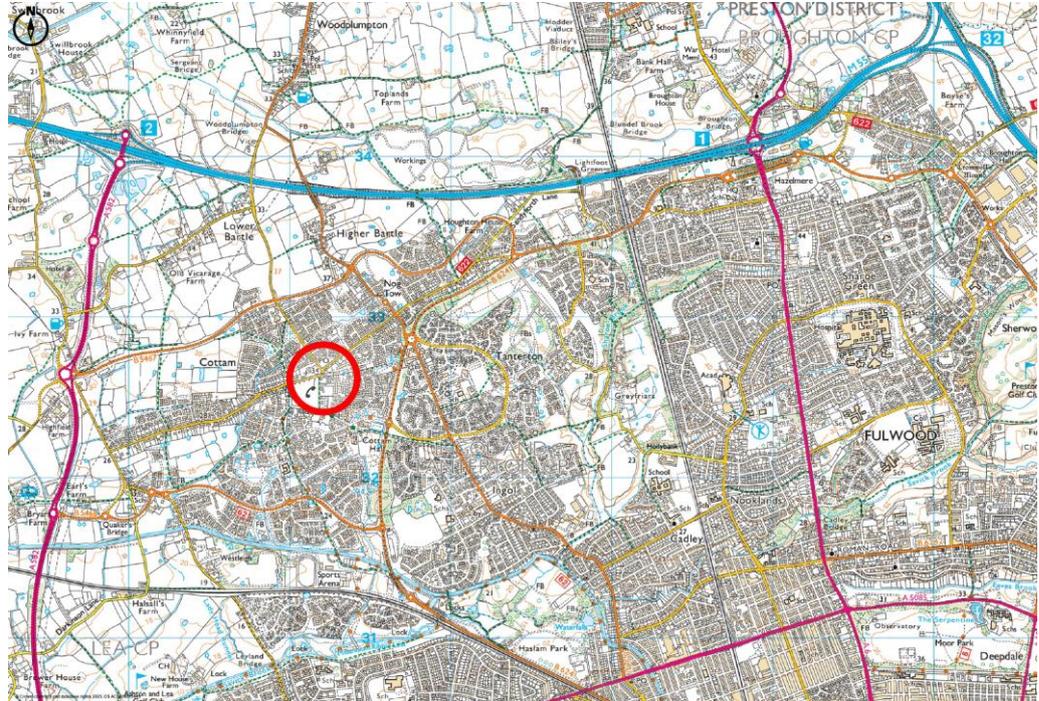
Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: Set in a much sought after and established setting between individual residences the land provides the opportunity of developing an exclusive and exciting project of individual high specification residences.

The location is most convenient for comprehensive neighbourhood amenities, access into Preston City Centre and onto both the M6 and M55 motorways.

Location:



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

A foul water drain crosses the land which is subject to a 6 meter easement which has been acknowledge in the proposed schemes.

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

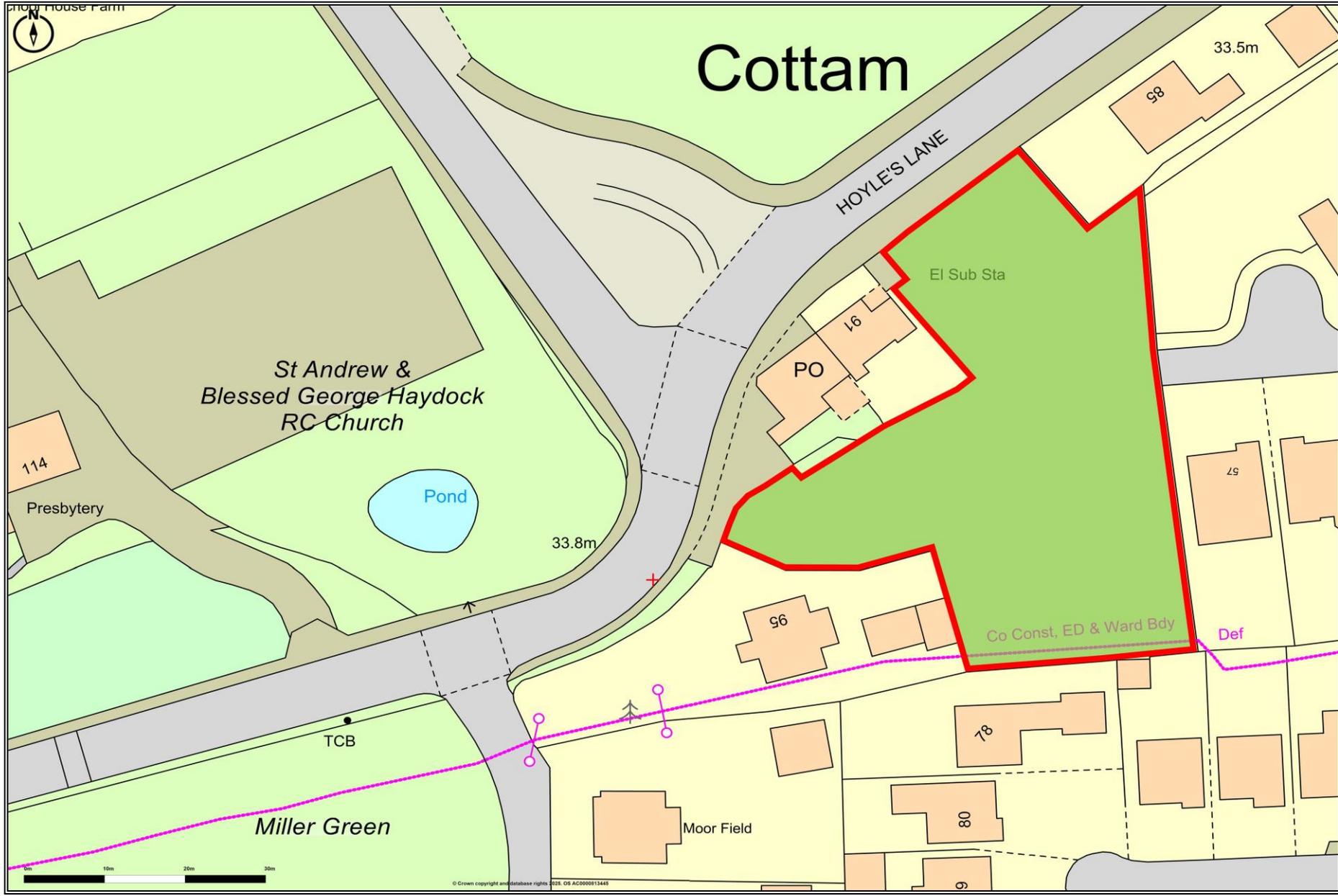
Planning: Full Planning Permission was granted on the 31st October 2024 by Preston City Council for a scheme of two detached houses and a bungalow. (App No. 06/2023/0329).

An alternative revised scheme has been prepared showing a development with three detached houses and a detached bungalow totalling 6,600 sq. ft. (430 sq. ms.) internally for which an Application seeking Permission in Principle has been submitted.

Access: Access can be obtained directly off the highway, Hoyles Lane.

CIL: The scheme will be subject to the Community Infrastructure Levy.

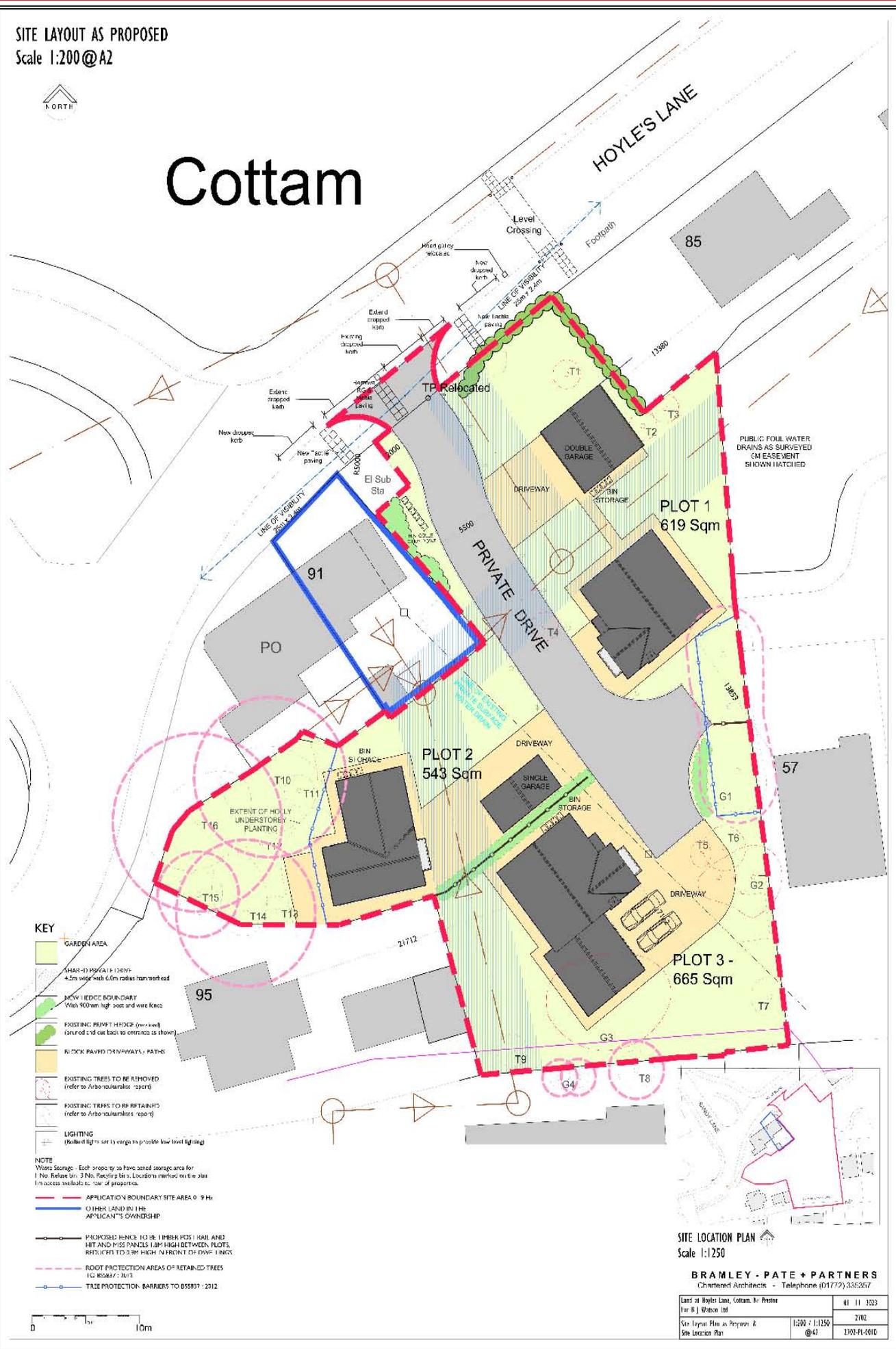
To View: By appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.



SITE LAYOUT AS PROPOSED
Scale 1:200@A2

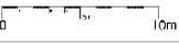


Cottam



KEY

- GARDEN AREA
 - SHED-10 (50x11) (3411)
4.5m wide with 6.0m radius hammerhead
 - NEW HEDGE BOUNDARY
With 900mm high post and wire fence
 - EXISTING FRONT HEDGE (see sketch)
(Outline and cut back to entrance as shown)
 - BLOCK PAVED DRIVEWAYS, PATHS
 - EXISTING TREES TO BE REMOVED
(refer to Arbo/culturalist report)
 - EXISTING TREES TO BE RETAINED
(refer to Arbo/culturalist report)
 - LIGHTING
(Ballast lights set to) change to profile low level lighting
- NOTE**
Waste Storage - Each property to have covered storage area for 1 No. Recycle bin, 3 No. Recycling bins. Locations marked on the plan. Bin access available to rear of properties.
- APPLICATION BOUNDARY SITE AREA 0.9 Ha
 - OTHER LAND IN THE APPLICANT'S OWNERSHIP
 - PROPOSED FENCE TO BE 1.8M HIGH RAIL AND BIT AND PIPES PANELS 1.8M HIGH BETWEEN PLOTS. REFLECTED TO 0.9M HIGH IN FRONT OF DRIVEWAYS
 - ROOT PROTECTION AREAS OF RETAINED TREES (IC 854847: 2012)
 - TREE PROTECTION BARRIERS TO BS5837: 2012



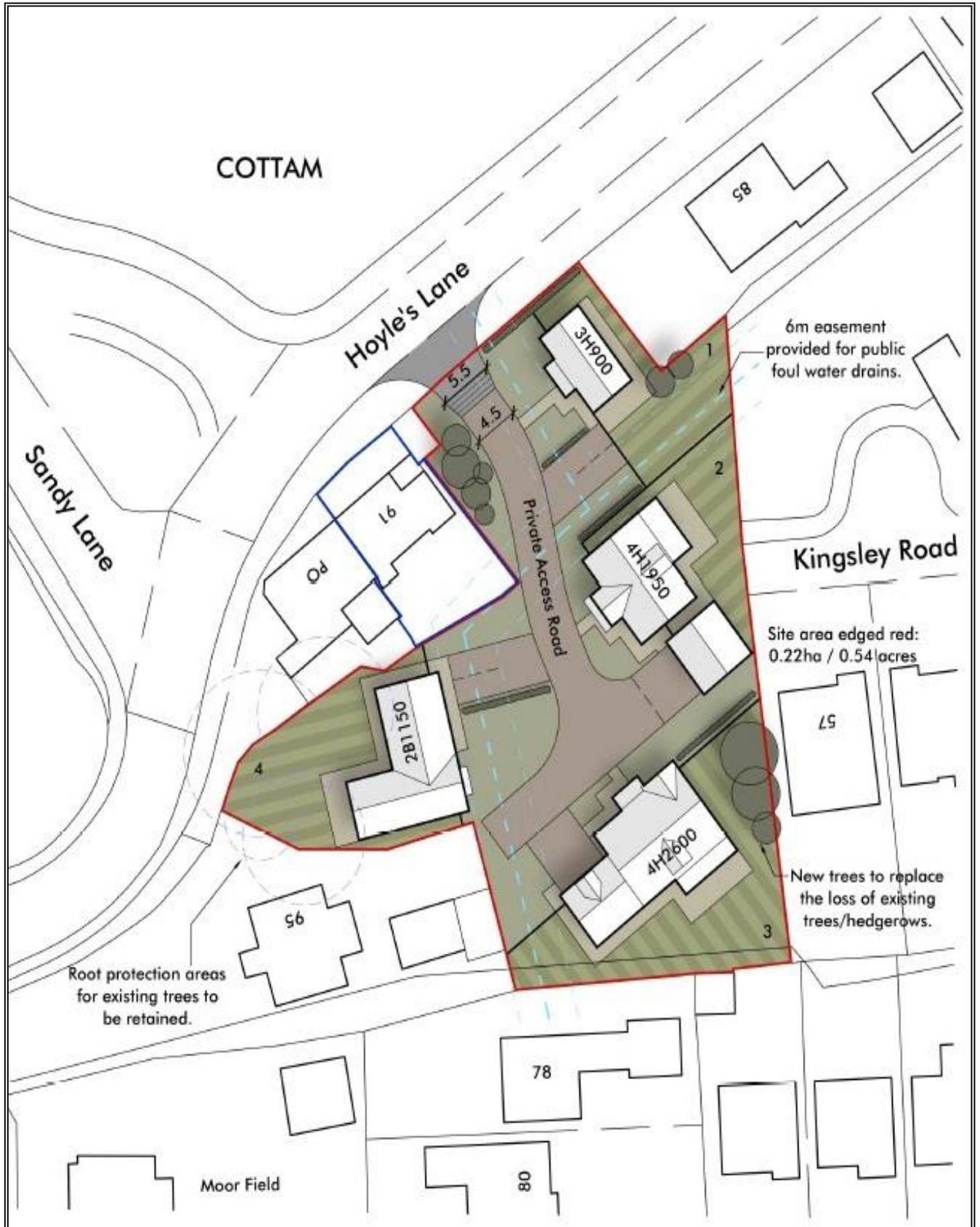
PUBLIC FOUL WATER DRAINS AS SURVEYED ON EASEMENT SHOWN HATCHED

SITE LOCATION PLAN
Scale 1:1250

BRAMLEY - PATE + PARTNERS
Chartered Architects - Telephone (01772) 335267

Client of Hoyle Lane, Cottam, Ar Preston	01 11 2023
Mr B Watson Ltd	2702
Site Layout Plan as Proposed & Site Location Plan	12200 / 112250 @A2
	2303-PL-0010

Land adjacent to Rose Cottage, 91 Hoyle Lane, Cottam, Preston PR4 0LB



Land adjacent to Rose Cottage, 91 Hoyle Lane, Cottam, Preston PR4 0LB



Land adjacent to Rose Cottage, 91 Hoylese Lane, Cottam, Preston PR4 OLB

