

PETER E GILKES & COMPANY

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FOR SALE

**Building Plot and Paddock
at
Old Withnell Stables
Trigg Lane
Heapey
Chorley
PR6 9BZ**



Offers Invited Over: £285,000 for Plot
Offers Invited Over: £35,000 for Paddock

- Plot 0.49 acres (0.2 hectares) or thereabouts.
- Paddock 1.8 acres (0.73 hectares) or thereabouts.
- Tranquil setting rarely available.
- Panoramic views of surrounding countryside.
- Nestling against the West Pennine Moors.

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 do 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

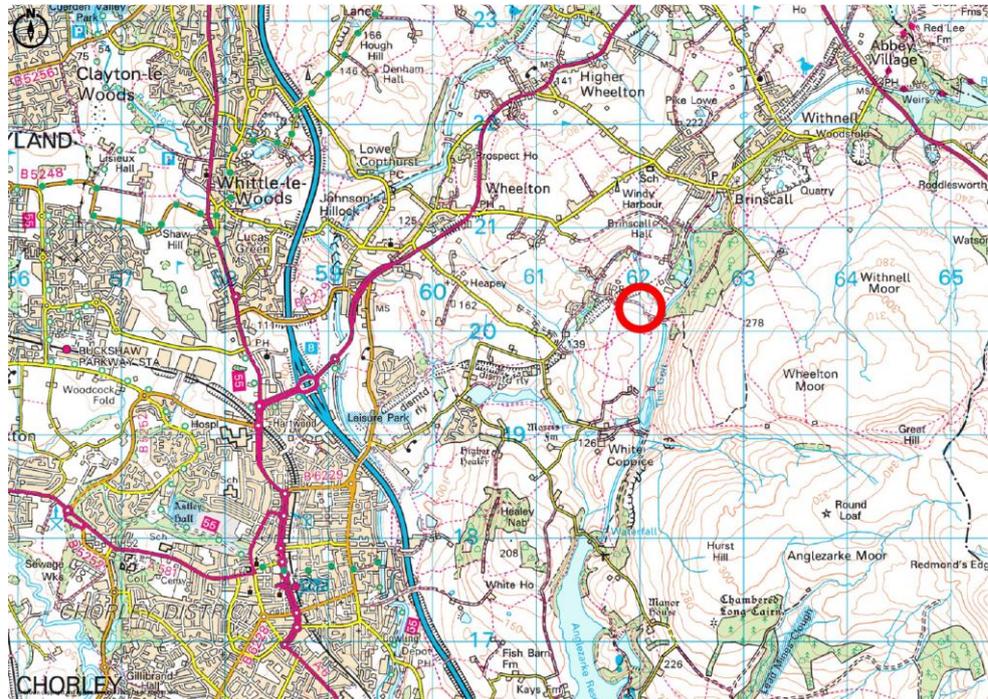
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

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



Description: Opportunity to acquire a substantial plot suitable for the erection of a magnificent residence in a tranquil location enjoying panoramic views of surrounding countryside, nestling against Heapey Moor part of the West Pennine Moors.

Location:



Tenure: The site will be sold Freehold and free from Chief Rent together with a right of way over Trigg Lane for which there will be a responsibility for contributing towards repair and maintenance.

Services: Mains electricity and water supplies are, we understand available. Foul water will have to discharge to the waste water treatment plant.
Prospective purchasers are advised to make their own enquiries.

Planning: The plot is situated within an area designated as Other Open Countryside in Chorley Local Plan.

Permission in Principle was granted by Chorley Borough Council on the 9th April 2025 for the replacement of stables with two detached dwellings on this and the adjoining plot (App. No. 25/00224/PIP).

The proposed residence should not exceed 962.65 cubic meters which is sufficient for a five bedroom, two-storey house of approximately 2950 sq ft (275 sq m) externally.

The adjoining plot is being retained.

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

CIL: Buyers acquiring the plot for self-build project can claim exemption from the Community Infrastructure Levy (CIL).

To View:

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

