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**FOR SALE**

**DEVELOPMENT LAND  
AT WINSTANLEY HOUSE  
HIGHER WALTON ROAD  
WALTON-LE-DALE  
PRESTON  
PR5 4HS**



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**Price: £265,000**

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- Site of 0.4 acres (1,620 sq m)
- Planning Permission in Principle for 6 dwellings
- Attractive semi-rural setting
- Picturesque setting amidst Conservation Area
- Views over meandering River Darwen

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

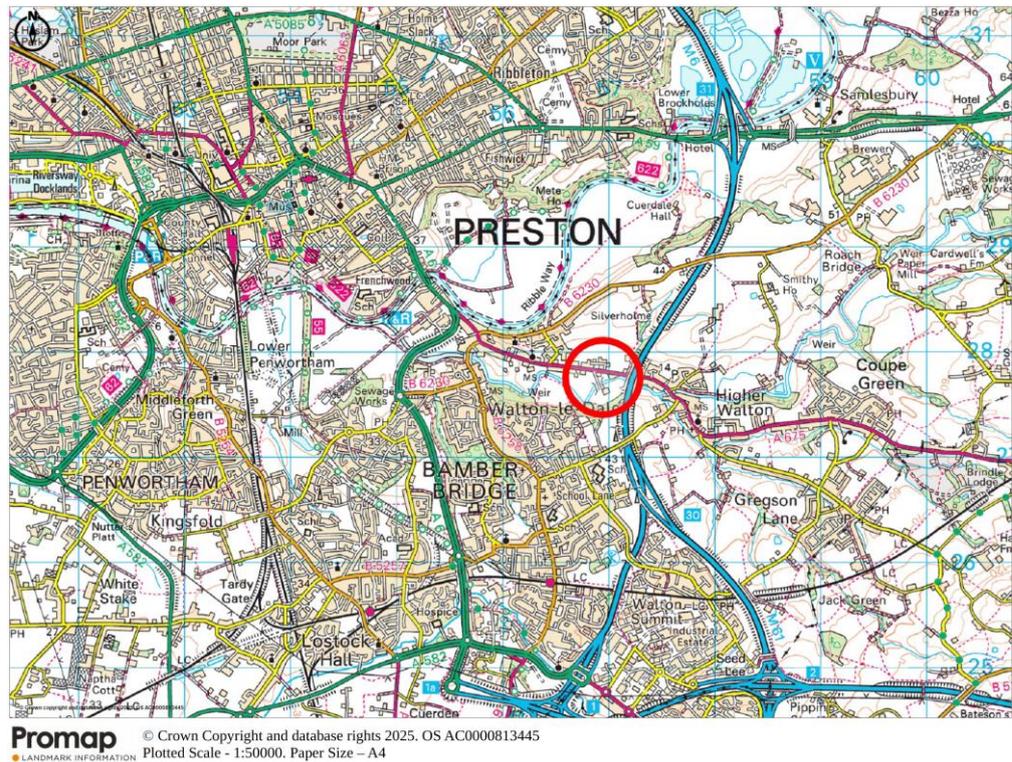
Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



**Description:** The site enjoys a main road frontage and set in semi-rural surroundings with attractive views over the meandering River Darwen.

Comprehensive village amenities are nearby.

**Location:**



**Planning:** Permission in Principle was obtained from South Ribble Borough Council on the 6<sup>th</sup> February 2024 for the erection of eight dwelling houses (to include two detached plots either side of Winstanley House). App No. 07/2023/00802/PIP.

On the Consent, reference is made of the need for a subsequent technical detail application for a Flood Risk Assessment. This has been obtained which confirms development is possible. A copy of the report can be made available on request.

In addition, a requirement of a Noise Impact Assessment is also mentioned and it has been established the properties merely have to be built to a specification that incorporates BS8233-2014.

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

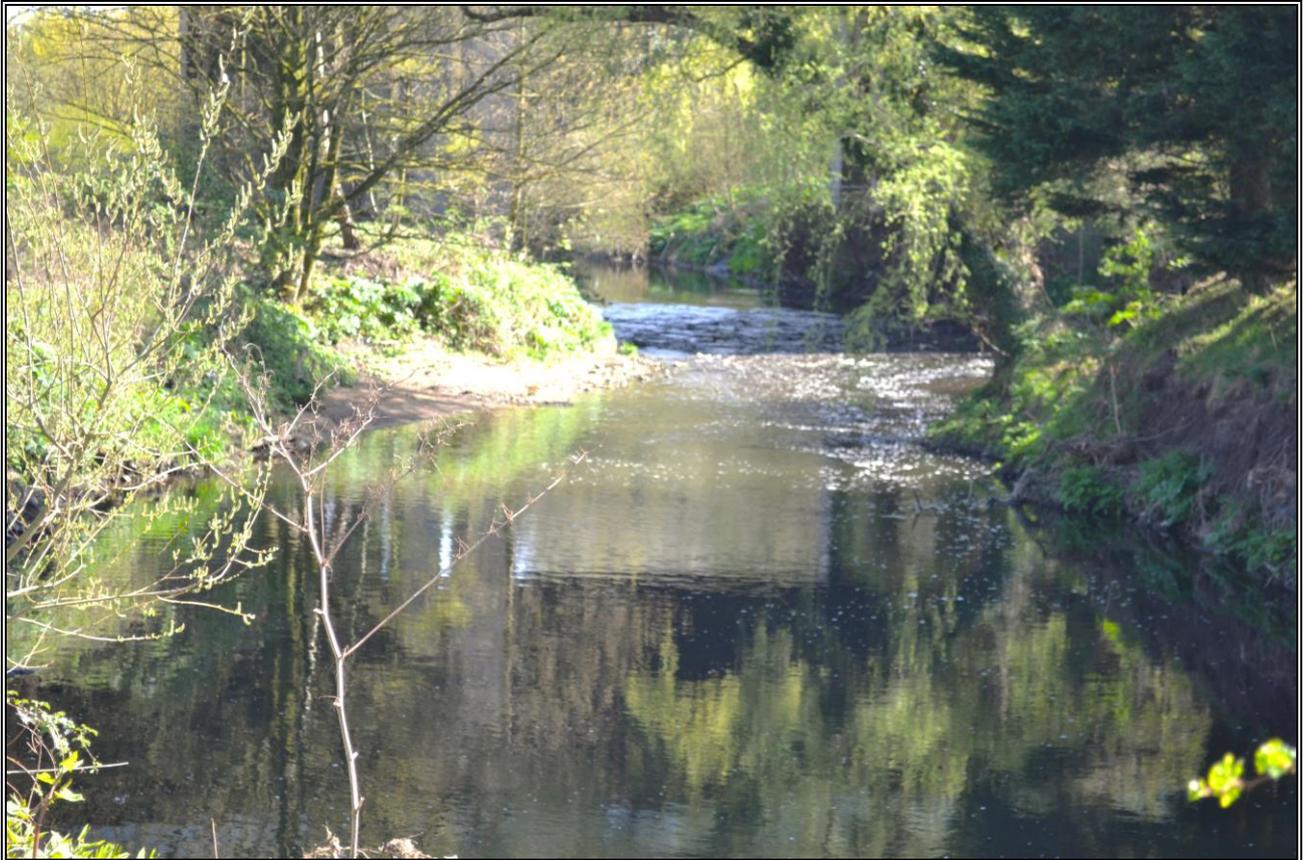
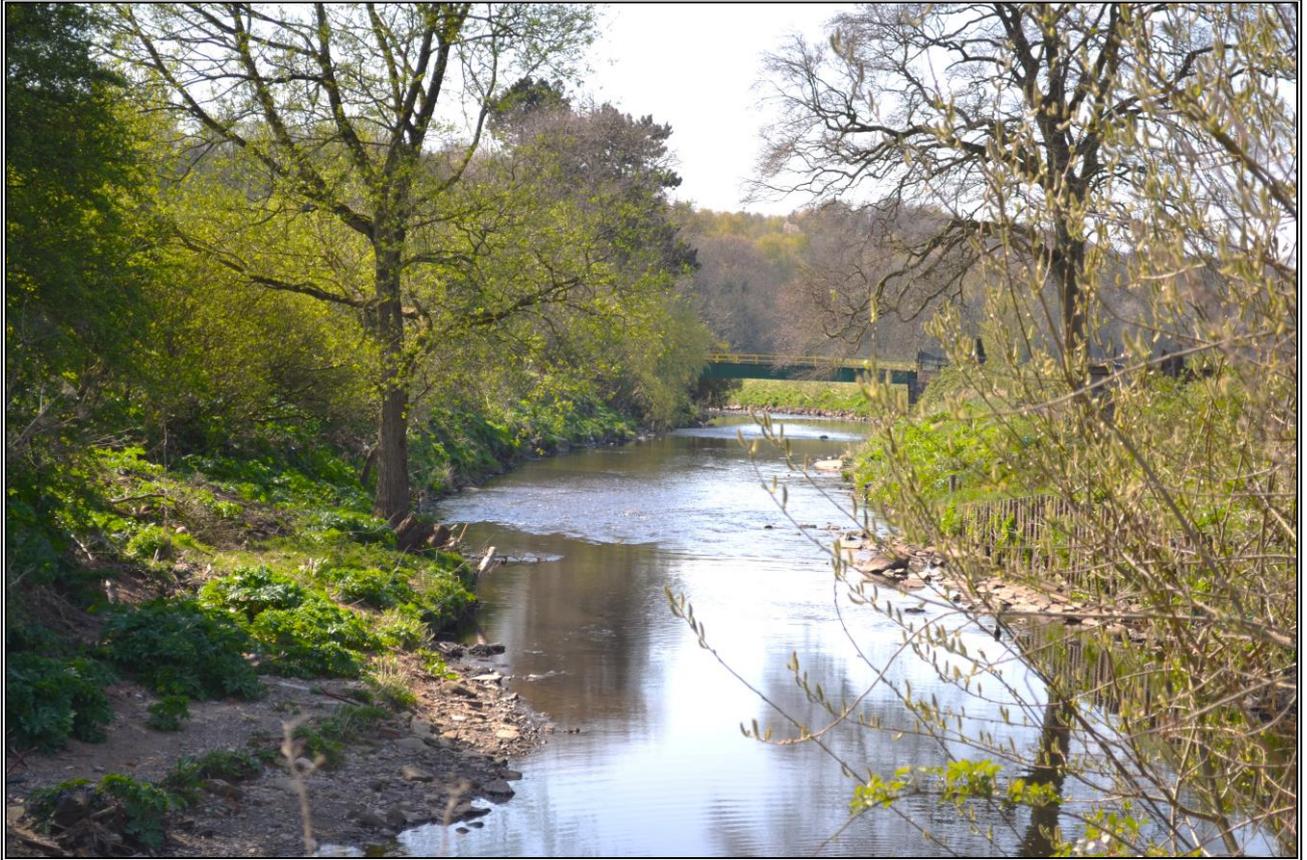
**CIL:** The Site will be subject to the Community Infrastructure Levy (CIL).

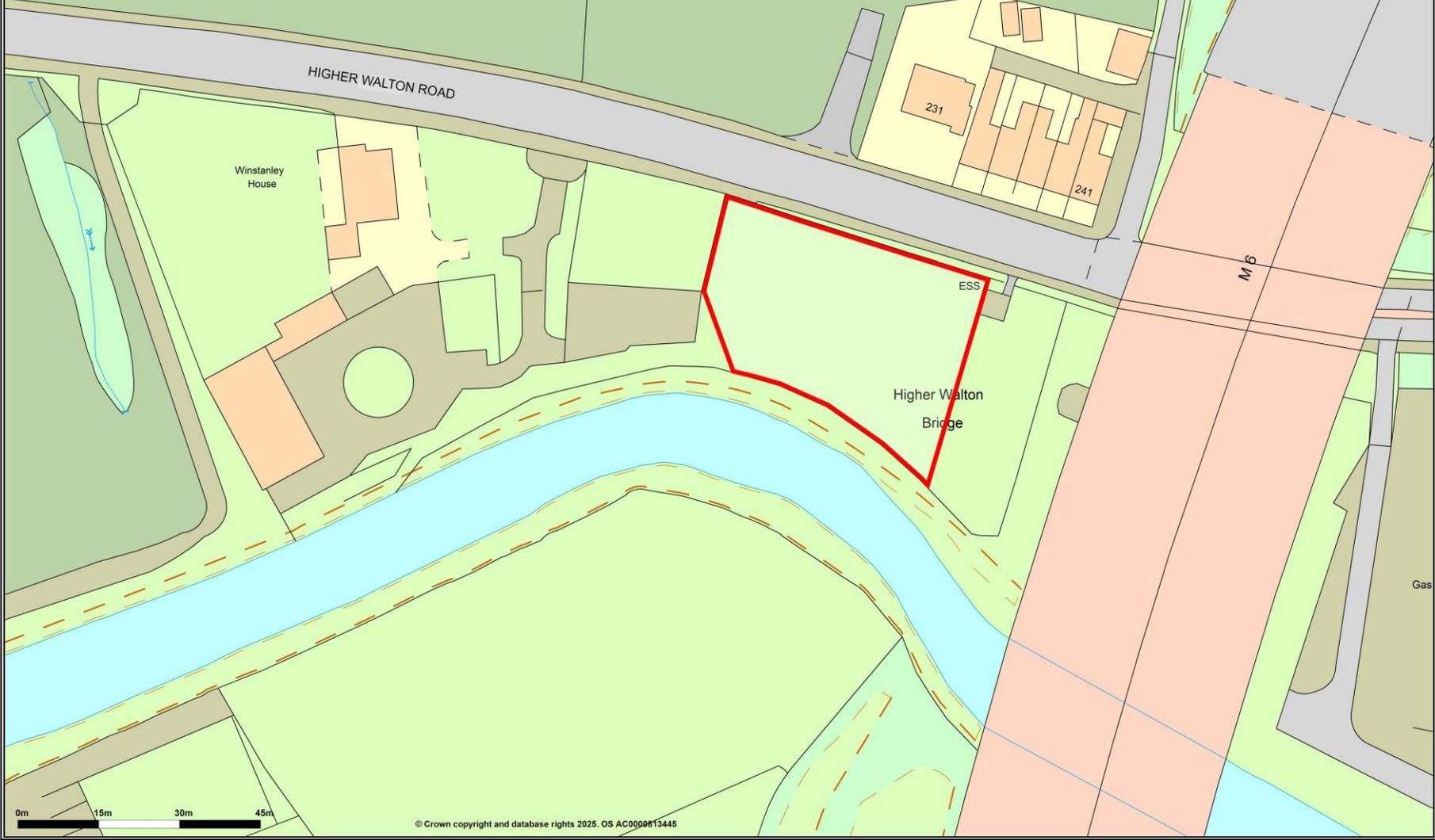
**Tenure:** The land will be sold Freehold and free from Chief Rent.

A 6m Easement crosses the site. The footprint of the houses, as illustrated, is outside the Easement area.

**To view:** By appointment with the agents with whom all negotiations should be conducted.







HIGHER WALTON ROAD

Winstanley House

231

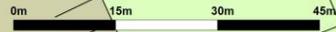
241

ESS

Higher Walton Bridge

M6

Gas



Proton Centre 2 miles  
Leyland 4 miles  
Blackburn 6 miles

Existing dwellings

PRESTON

A 675

HIGHER WALTON ROAD

BLACKBURN

CIAS



Winstanley House  
Infill Development

Application ref: 07/2023/00802/PIP  
Planning Consent 6th February 2024

