

PETER E GILKES & COMPANY

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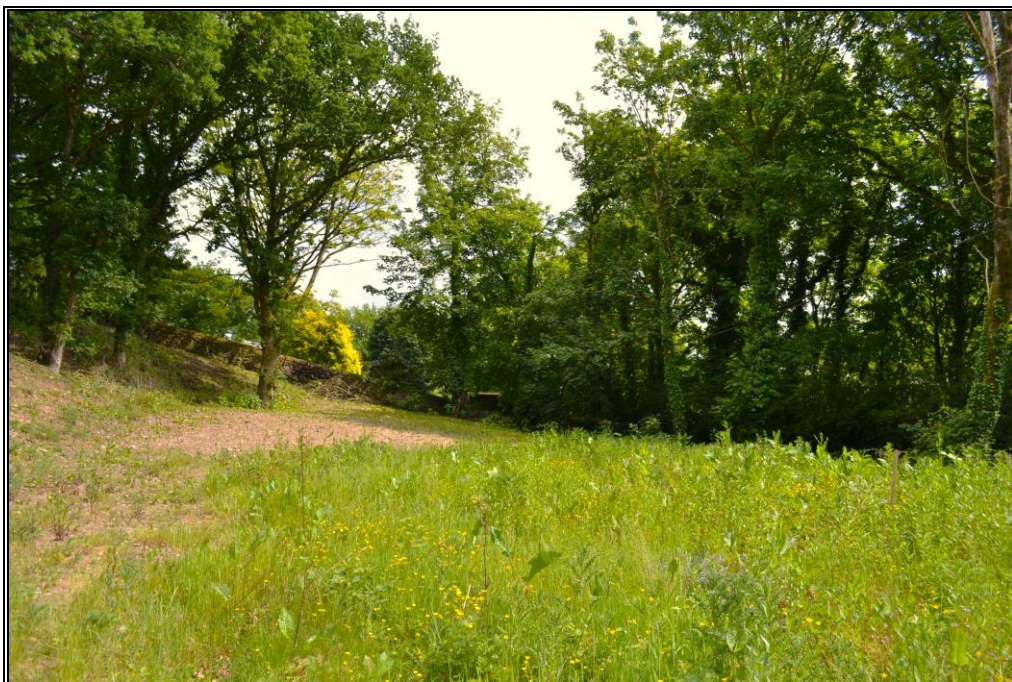
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FOR SALE

**BUILDING PLOT B
at
HILL PARK
HILL TOP LANE
WHITTLE-LE-WOODS
CHORLEY
PR6 7QS**



Price: £225,000

- 0.298 acres (0.12 hectares)
- Sheltered setting in attractive countryside
- Close to local walks and landmarks
- Convenient for neighbourhood amenities and town centre

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



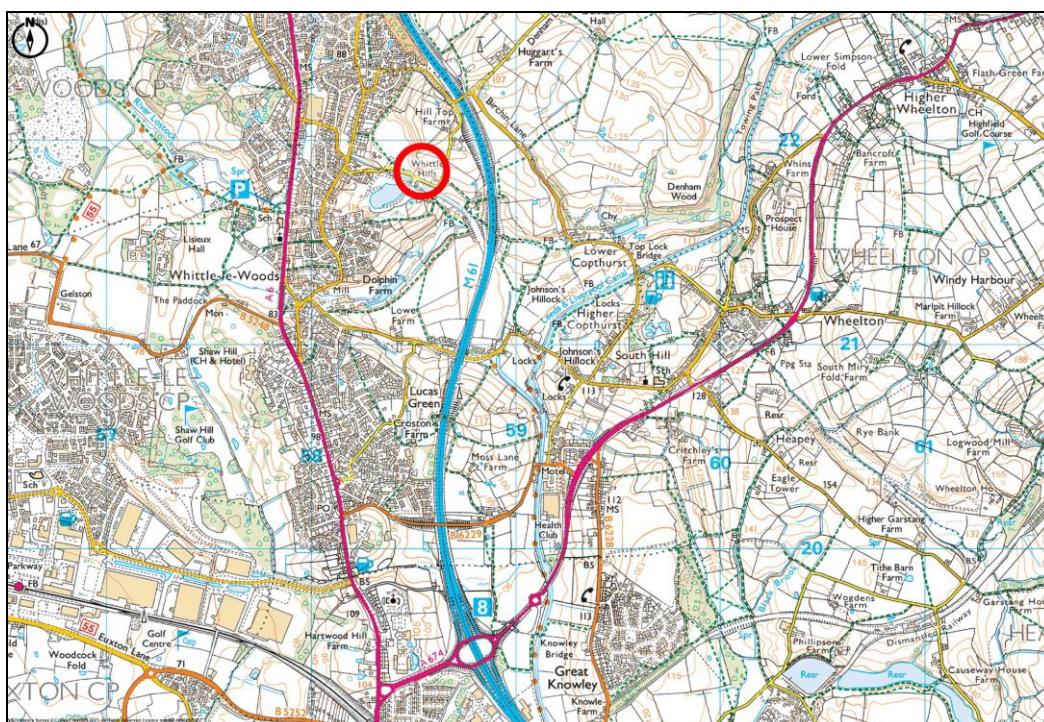
Description: The Plot enjoys a tranquil sheltered setting surrounded by woodland and landscaped features and approached down a quiet leafy Lane.

Following the sale of Plot A, Plot B is being released as it is no longer being retained for a member of the family.

The exclusive location is convenient for several local amenities including shops, primary school and there is easy access into Chorley Town Centre and to motorway intersections.

The Plot provides the opportunity to erect a superior quality individual residence.

Location:



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

Services: Mains electricity and water supplies are available. Drainage will be to a waste water treatment plant. Purchasers are advised to make their own enquiries.

Ground test has revealed infil has been introduced many decades ago but it is believed reinforced slab foundation will be adequate. Purchasers are advised to make their own enquiries.

Planning: Planning Permission In Principle for two dwellings was obtained from Chorley Borough Council on the 25th May 2022 (App No. 22/00198/PIP).

An Application has/is being submitted to renew the Planning Permission.

Further information can be obtained from Chorley Borough Council's website www.chorley.gov.uk quoting the above Application number.

- CIL:** There will be the opportunity to claim exemption from the Community Infrastructure Levy for a self-build project.
- To View:** By visiting the site. All negotiations are to be conducted with Peter E Gilkes & Company.











Building Plot B at Hill Park, Hill Top Lane, Whittle-le-Woods, Chorley, PR6 7QS