

PETER E GILKES & COMPANY

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FOR SALE

**BUILDING PLOT
behind 9 MELROSE WAY
CHORLEY
PR7 3EX**



Price: £75,000

- Convenient and established location.
- 435 sq m (520 sq yds).
- Outline Planning Permission for a detached four bedroom house and
- Permission in Principle for a pair of Semi Detached Houses.
- Tranquil setting with views over to Rivington.

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

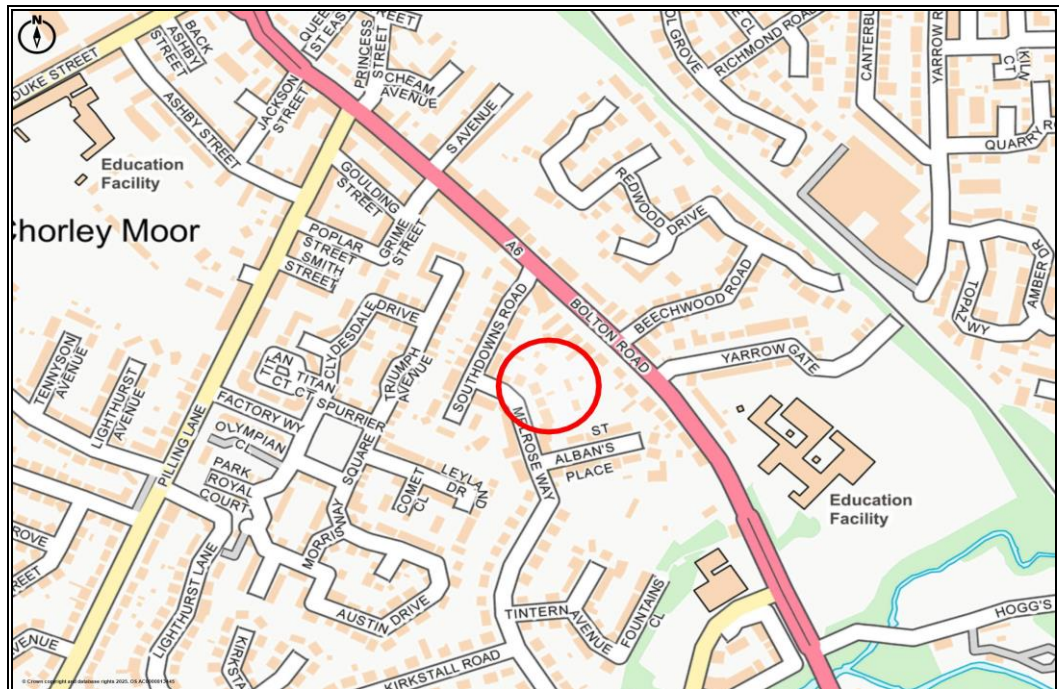
Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: The Plot is the established rear garden behind the house. It is situated in an established and convenient location, convenient for comprehensive amenities including shops, schools and easy access into the town centre.

It provides an ideal opportunity to erect an individual detached residence or a pair of semi-detached houses.

Location:



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

Access will be taken along the accessway that leads behind neighbouring properties and off Southdowns Road.

Services: Mains electricity, gas and water supplies are, we understand, available as is connection to the mains sewer.

If required, permission will be granted to connect services into those already serving the residence.

Planning: Outline Planning Permission was granted by Chorley Council on 22nd May 2025 for the erection of a detached dwelling with details of access, layout and scale. Application No. 24/01053/OUT.

Planning Permission in Principle was granted on the 16 September 2025 for the erection of a pair of semi-detached houses. Application No. 25/00739/PIP

A copy of the Planning Consents are available at our office or on Chorley Council's website www.Chorley.gov.uk. No unusual or onerous conditions are attached to the Consents

The Biodiversity Net Gain issue has been addressed, a copy of the report can be made available.

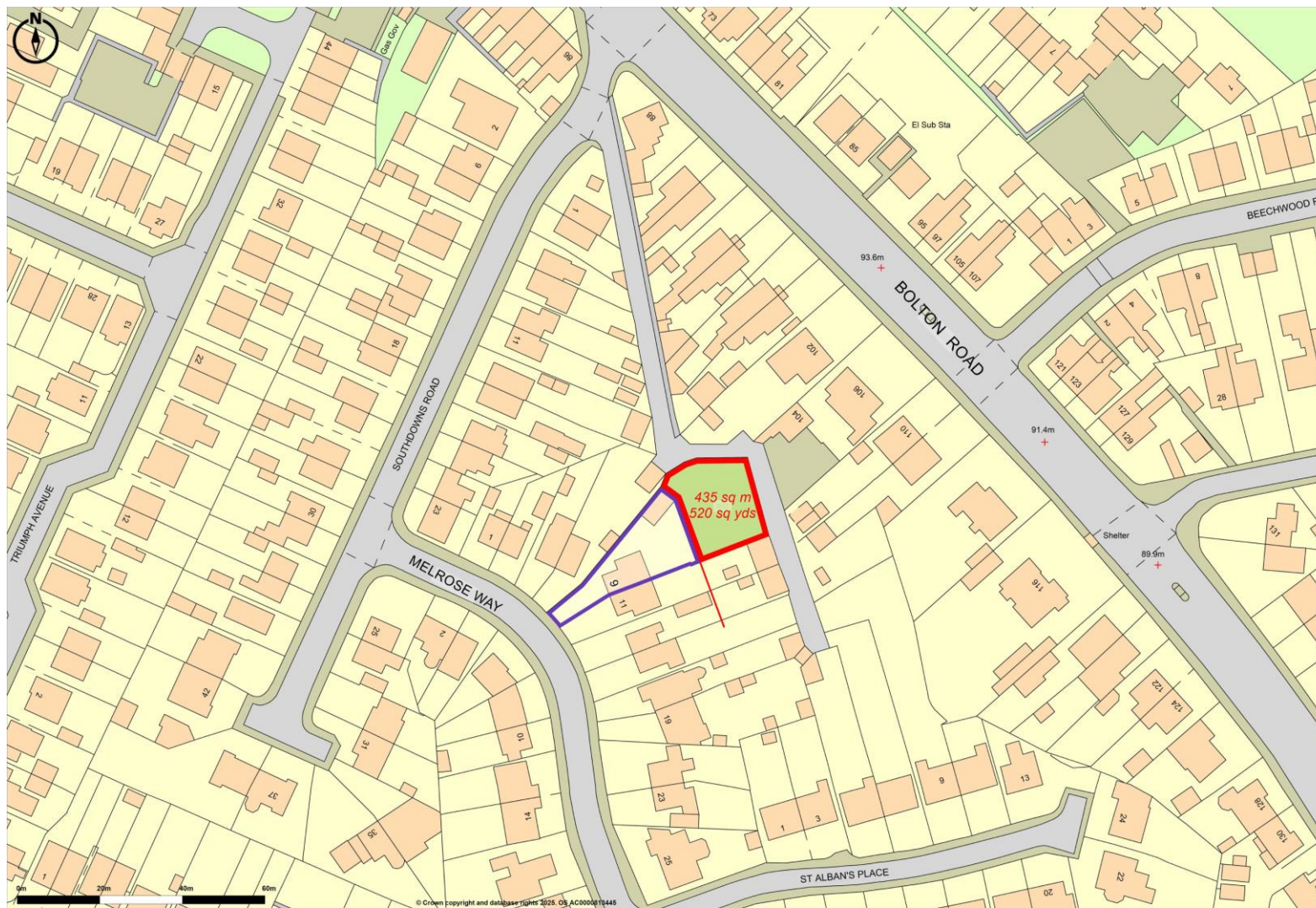
CIL: Buyers acquiring the Plot as a self-build project can claim exemption from the Community Infrastructure Levy (CIL).

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



Plot behind 9 Melrose Way, Chorley PR7 3EX

Illustration for detached four-bedroom house

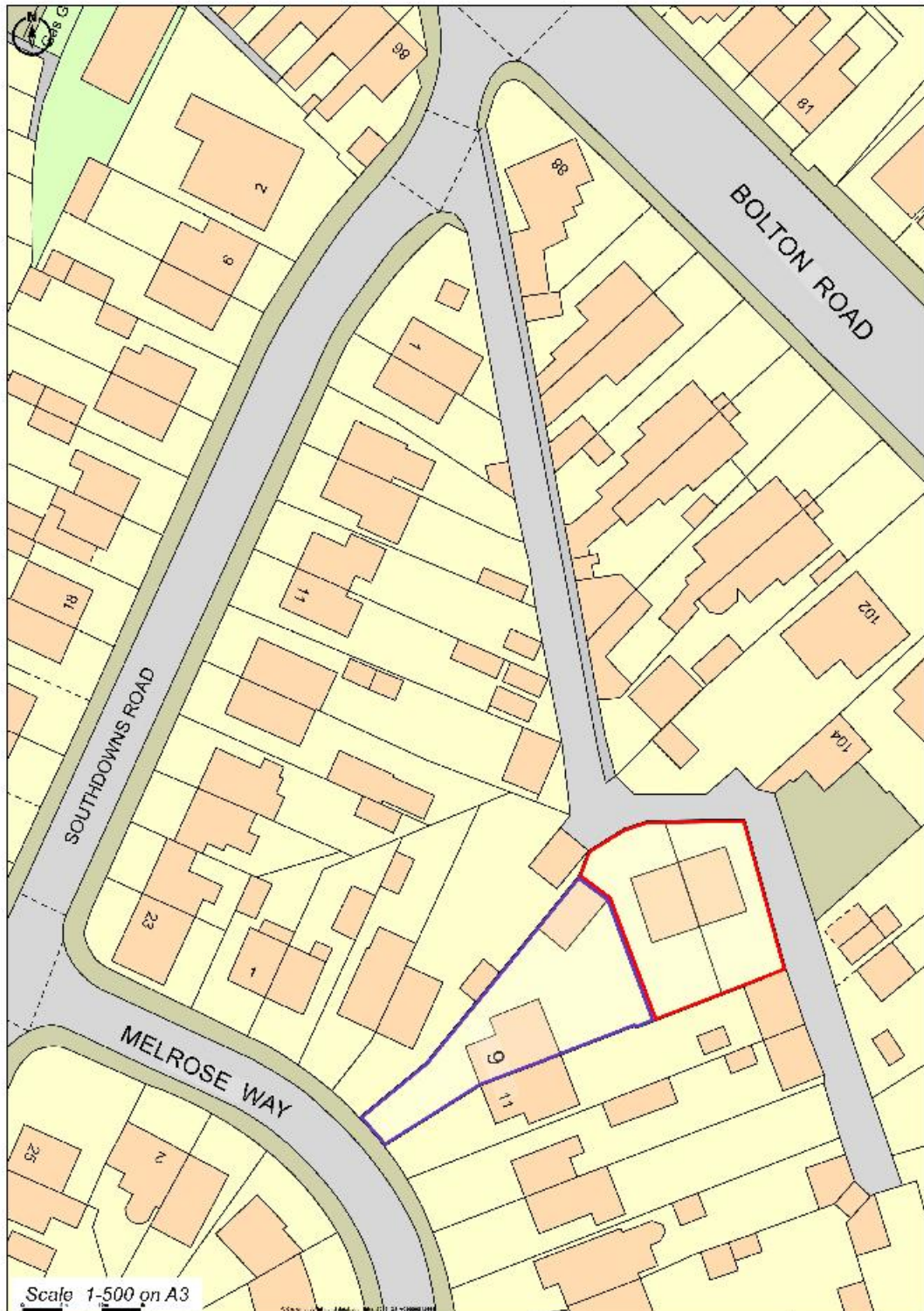


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LANDMARK INFORMATION

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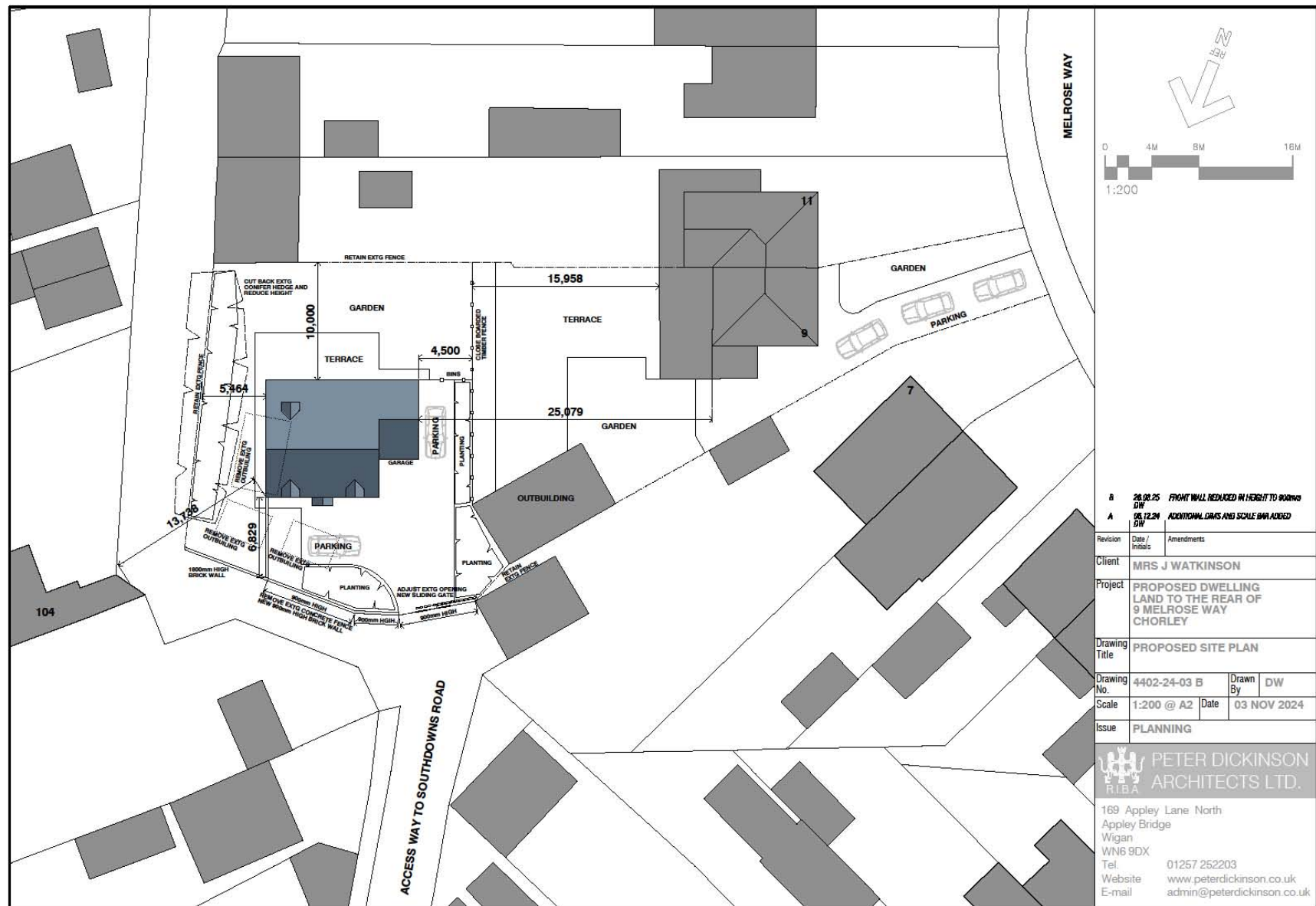
Plot behind 9 Melrose Way, Chorley PR7 3EX

Illustration of a pair of semi detached houses at rear of 9 Melrose Way Chorley PR7 3EX



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