

**PETER E GILKES & COMPANY**

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**FOR SALE**

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



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**Price: £75,000**

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- Convenient and established location.
- 435 sq m (520 sq yds).
- Outline Planning Permission for a detached four bedroom house.
- Application submitted 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

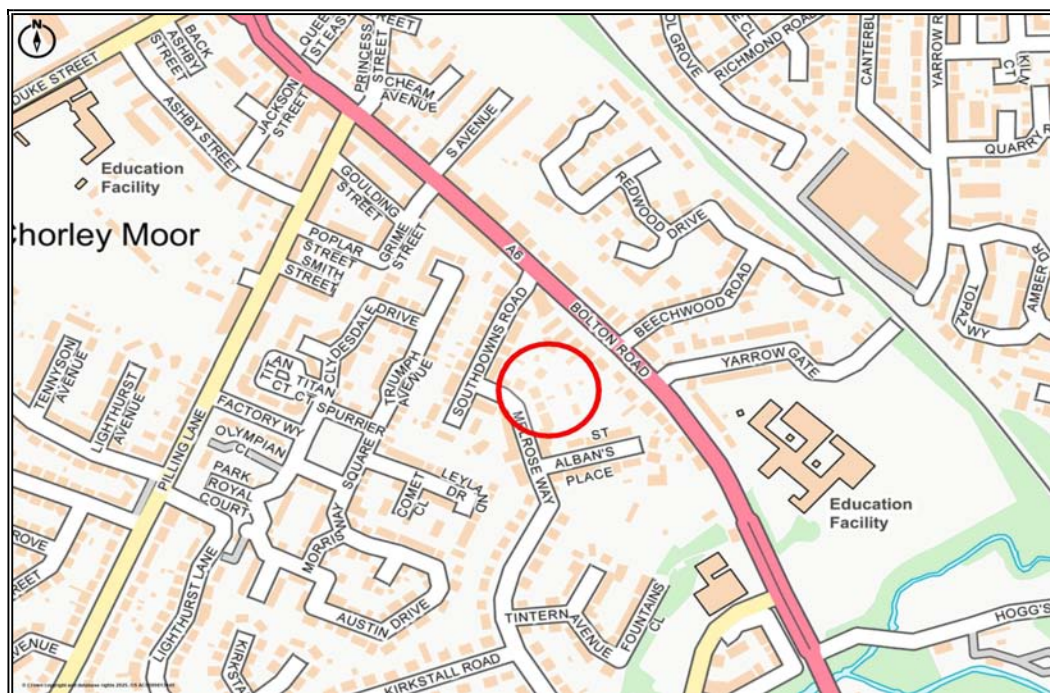
Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



**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 22<sup>nd</sup> May 2025 for the erection of a detached dwelling with details of access, layout and scale. Application No. 24/01053/OUT.

A copy of the Planning Consent is available at our office or on Chorley Council's website [www.Chorley.gov.uk](http://www.Chorley.gov.uk). No unusual or onerous conditions are attached to the Consent.

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

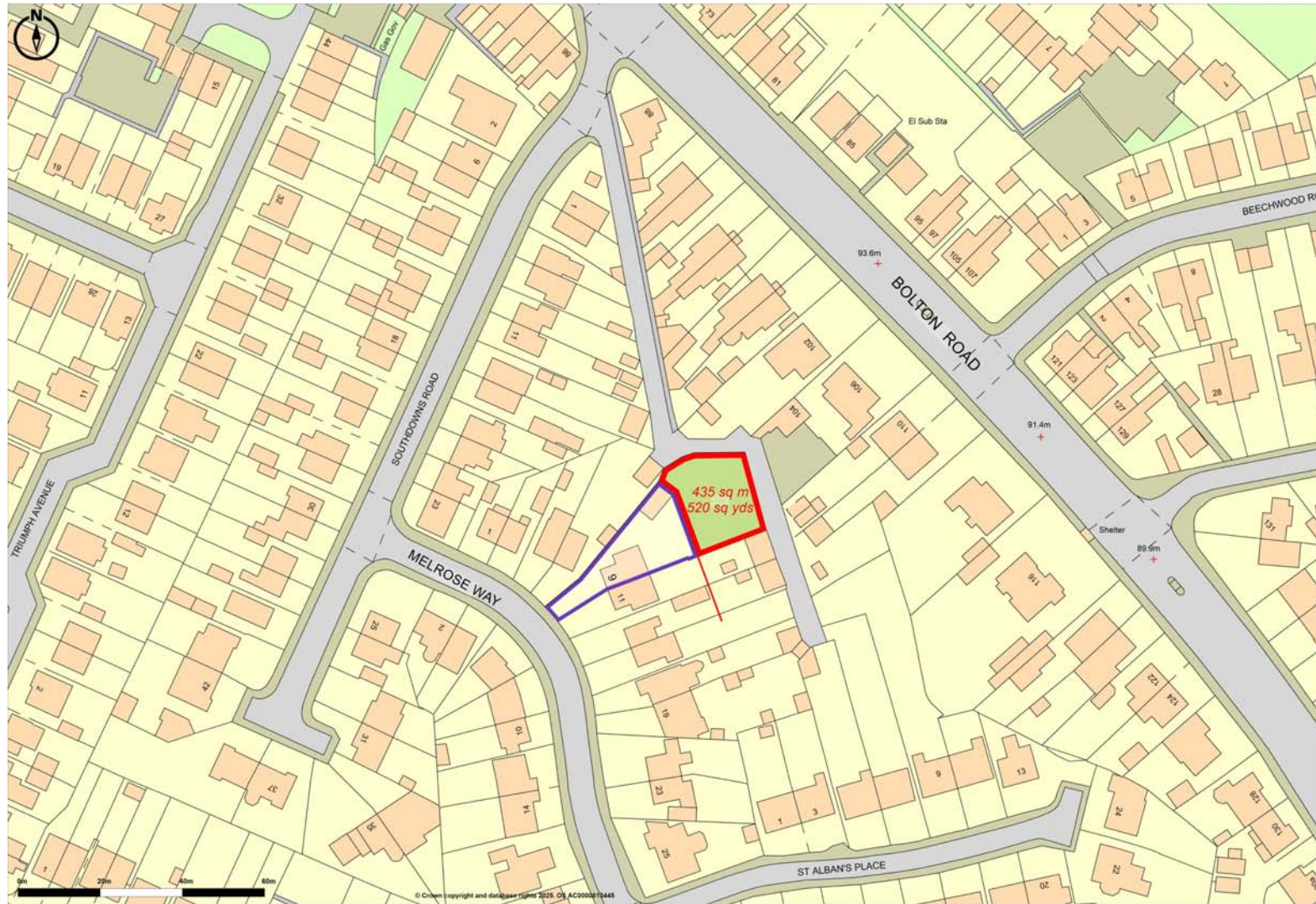
An Application has also been submitted seeking Permission in Principle for the alternative development with a pair of semi-detached houses.

- 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.





## Illustration for detached four-bedroom house



**Promap**  
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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