

PETER E GILKES & COMPANY

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FOR SALE

**Residential Development Site
Between 37 – 39 Christ Church Street
Preston
PR1 8PH**



Price: £190,000

- Site for two pairs semi-detached houses (4 properties).
- Convenient and established location within Conservation Area.
- Foundations and floor slab laid
- Off-road parking provision.

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes & Company 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

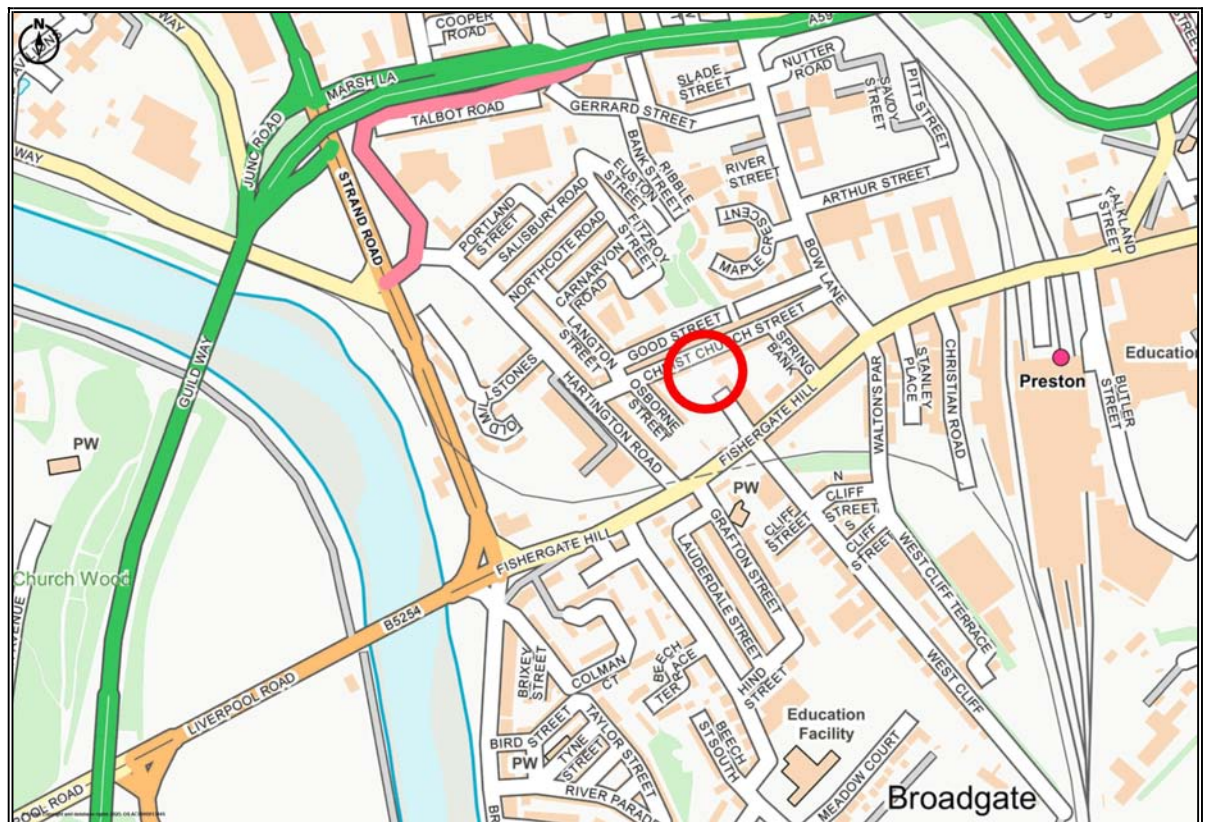
Description: The land provides the opportunity to acquire a site with foundations, in the form of piles ring beam and potted beam floor slab laid for four two and a half storey semi-detached houses providing generously proportioned accommodation.

Each house of 89 sq ms (960 sq ft) internally is designed to provide lounge, dining kitchen, cloakroom/WC, three double bedrooms each with en-suite bathroom.

The site is within the Christ Church Conservation Area, designated for its architectural and historical significance, particularly its Victorian buildings. It was designated to preserve and enhance the areas character which includes residential areas featuring richly detailed Italianate Villas and some smaller Victorian Terraces.

It is within walking distance of the City Centre and comprehensive neighbourhood amenities.

Location:



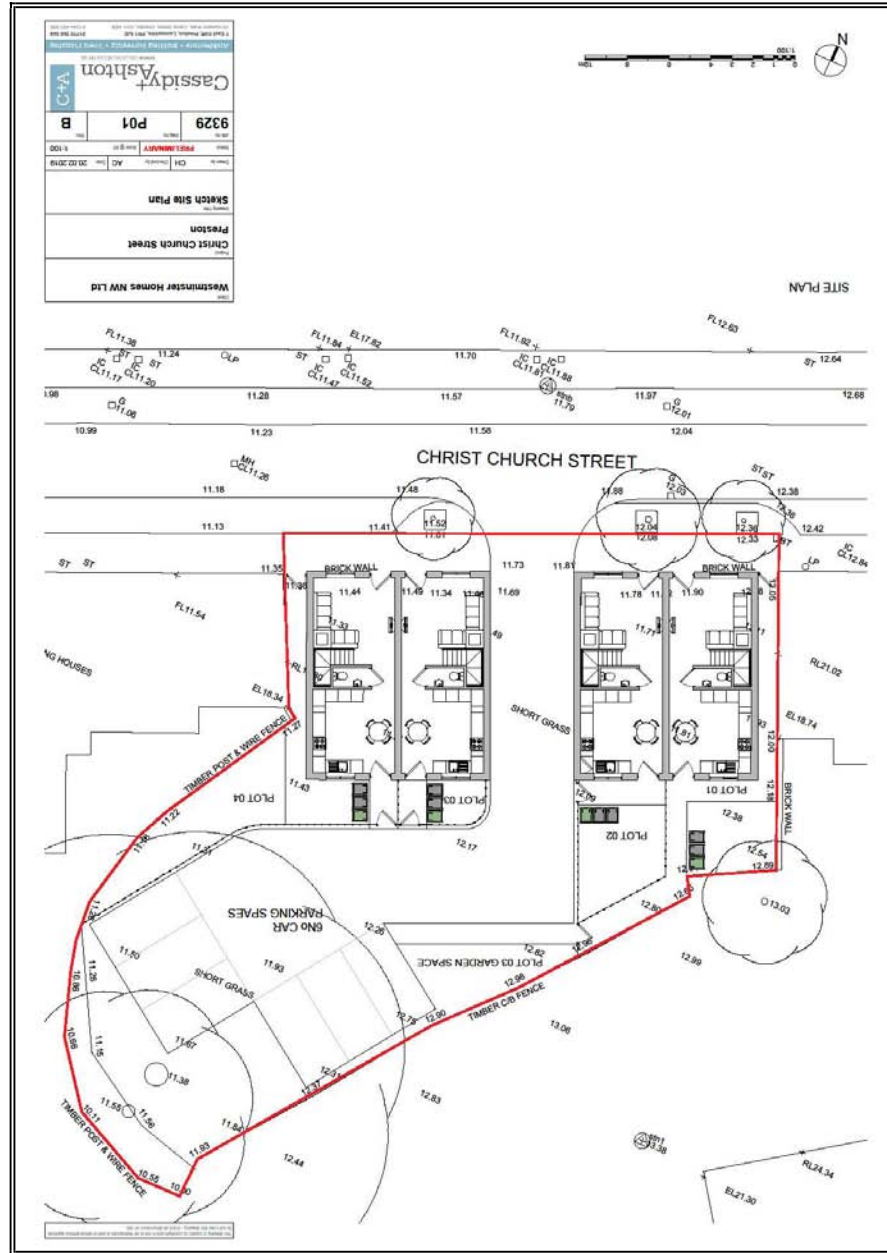
Planning: Planning Permission was granted by Preston City Council on the 28th March 2019 for four houses with parking App No. 06/2019/0021. Discharge of Conditions was approved on App No. 06/2022/0561.

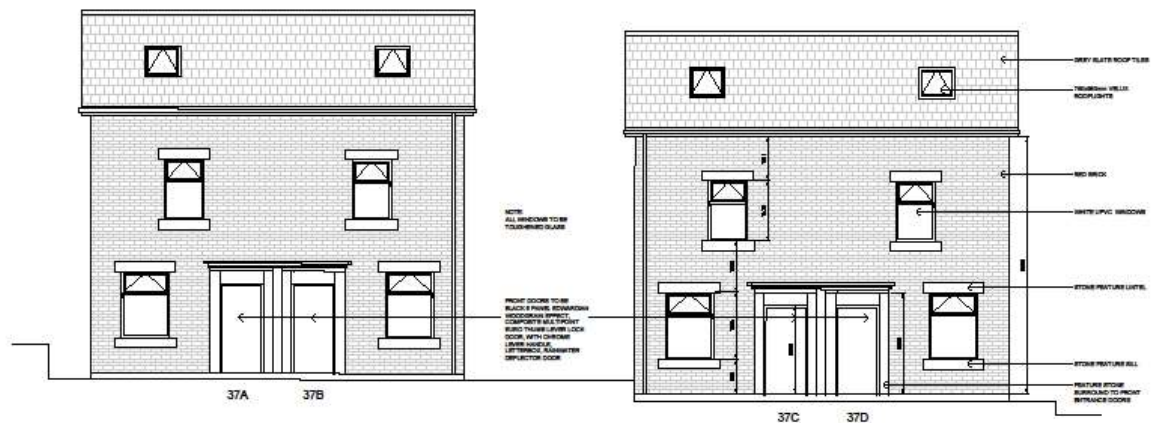
Certification confirming satisfactory pile foundations, ring beam and formation of floor slab have been formed and can be provided.

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.

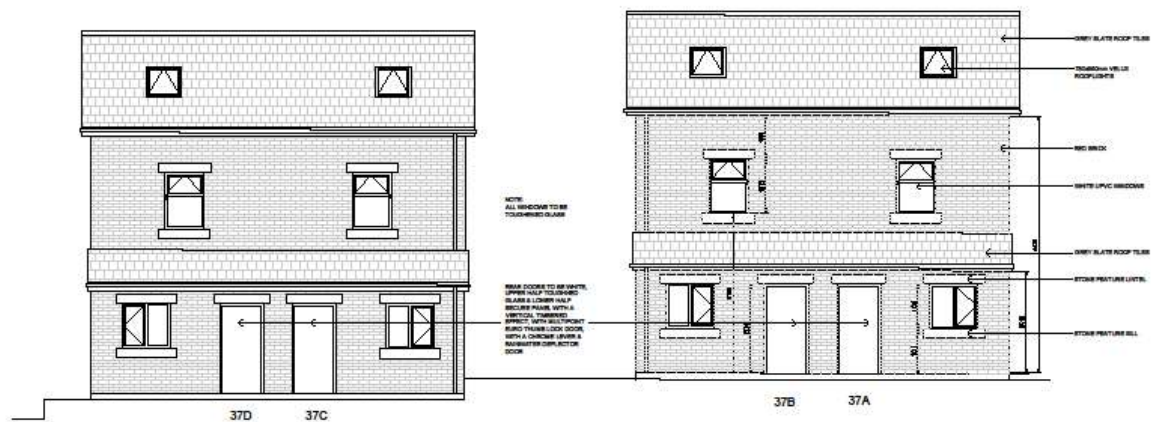
- CIL:** It is understood the Community Infrastructure Levy (CIL) payment has been made.
- To view:** By appointment with the agents with whom all negotiations should be conducted.







PROPOSED FRONT ELEVATIONS
1:100 @ A3



PROPOSED REAR ELEVATIONS
1:100 @ A3

By	Architectural Clerk	Date	17.06.18
By	Architectural Clerk	Date	18.06.18
By	Architectural Clerk	Date	19.06.18

Mark Gordon
Design Associates

Project

LAND BETWEEN 37-38 CHRIST CHURCH STREET, PRESTON.

Drawing Title

PROPOSED ELEVATIONS
SHEET 1

Date	17.06.18	Checked	...
By	ARCH 1001	Scale	1:100
Drawing No.	3700S/202/BR		



