

PETER E GILKES & COMPANY

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FOR SALE

**Amenity/Equestrian Land
at
Froom Street
Chorley
PR6 9AR**



Price: Offers in Region of £125,000

- 6.13 acres (2.53 hectares)
- Suitable for pony paddock or amenity use
- Convenient and easily accessible location
- Development potential in mid to longer term

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 | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

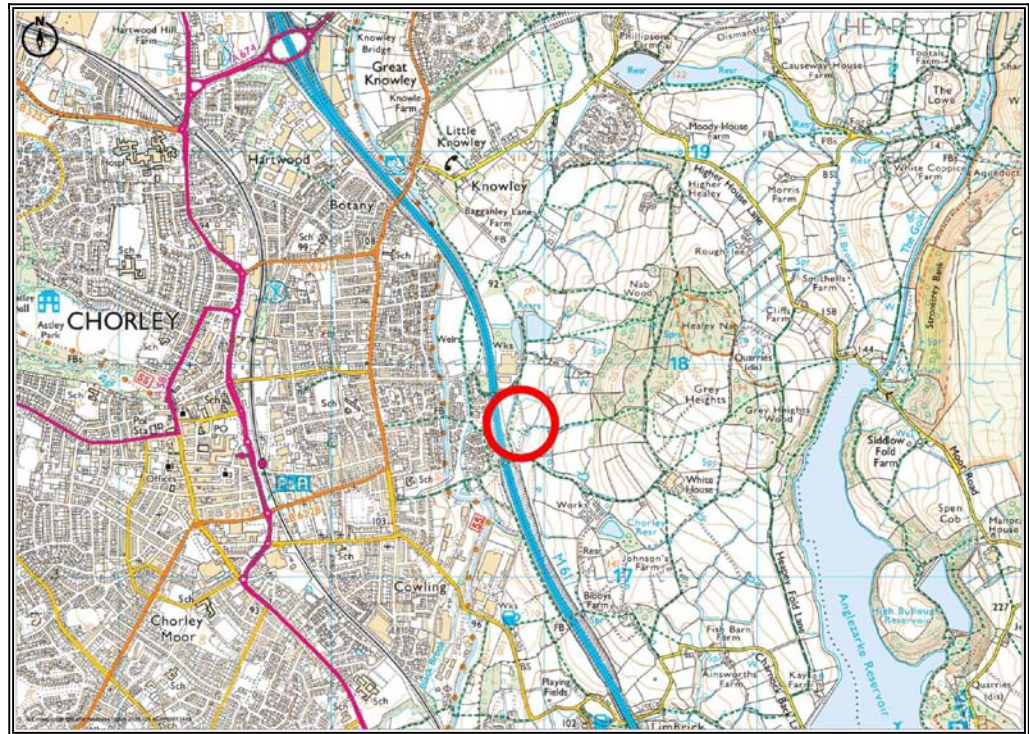


Description: The land is situated on the east side of the town amidst attractive countryside that rises up to the prominent Healey Nab on the western edge of the West Pennine Moors.

At one time stables did occupy the site but these were lost to fire some years ago.

Access: Froom Street is located off Eaves Lane.

Location:



Tenure: The site is held Freehold on Land Registry Title LAN21057.

A public footpath runs through the site.

Services: No services are connected but are probably available in the Highway. Interested parties should make their own enquiries.

Planning: In the current Chorley Local Plan and is situated in an area of open countryside.

The new Local Plan, Central Lancashire Local Plan, is at an advanced stage of preparation and is expected to be adopted late in 2026.

As part of the preparation process, the land was considered as a preferred option site for 53 houses although it did not progress to be allocated.

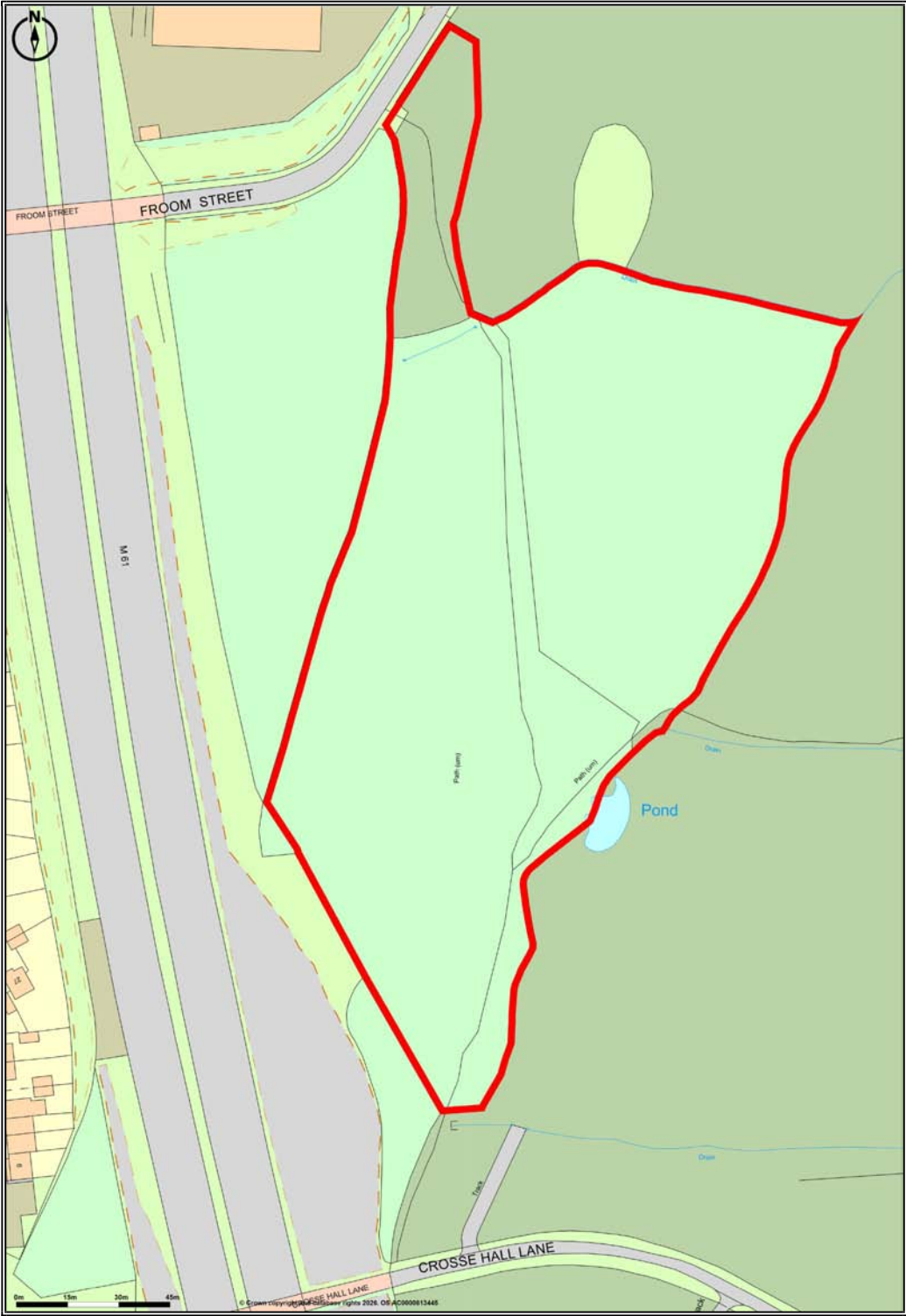
Accordingly, the land is being sold with a Covenant whereby, if and when, planning permission is obtained the vendors will be entitled to receive 50% of the Enhanced Value.

Erection of Stables or Agricultural/Amenity Buildings will not trigger the covenant.

To View: By attendance on site.

Land at Froom Street, Chorley PR6 9AR

Plan:





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