

PETER E GILKES & COMPANY

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FOR SALE

**243A SOUTHPORT ROAD
ULNES WALTON
PR26 8LQ**



Price: £385,000

- Office accommodation 161.5 sq m (1,739 sq ft) GIA.
- Store and workshops 141.3 sq m (1,520 sq ft) GIA.
- Large Yard area and car park 545 sq m (0.13 Acres) approx.
- Secure location.
- Planning Permission in Principle for one dwelling or a maximum of Two dwellings

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

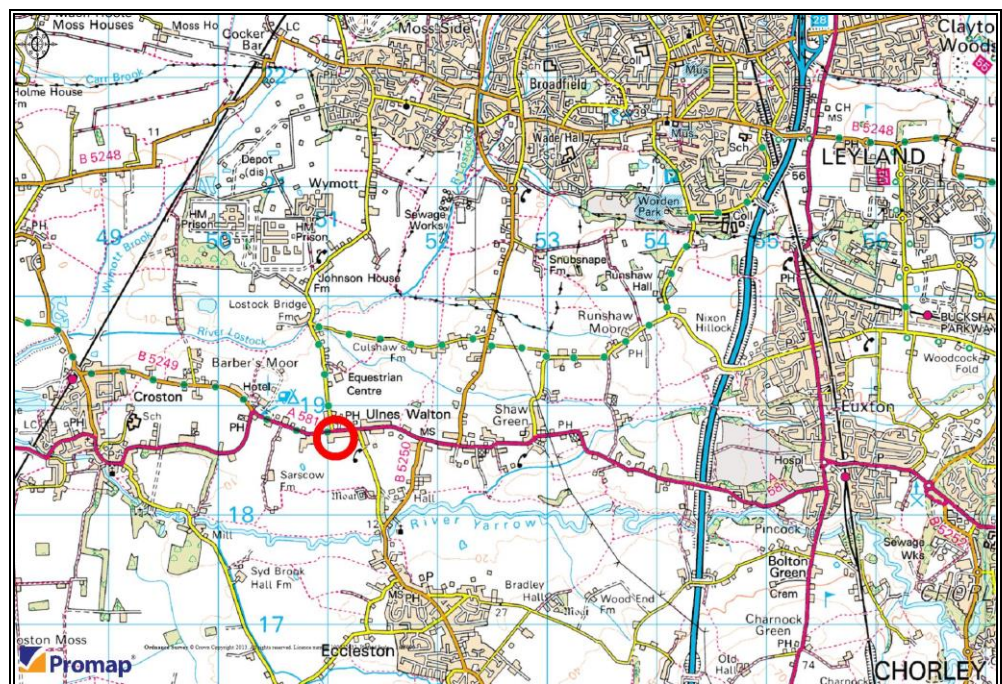


Description: Office and storage accommodation benefiting from a large car park and yard area situated within a secure location suitable for storage, light manufacturing and distribution use.

The majority of the buildings are of substantial masonry construction mostly of block with cement render finish.

Permission in Principle was granted by Chorley Council under Application No. 24/00331/PIP dated 29th April 2024 for a minimum of one dwelling or two dwellings. An indicative layout plan is attached below.

Location: Proceeding out of Chorley along Southport Road into Euxton, turn left at the junction then first right, by Euxton Mills Public House, into Dawbers Lane. Follow Dawbers Lane for approximately 3 miles and the site is on the left opposite Ulmes Walton Lane.



Accommodation: Ground Floor

(all sizes are approx) **Office 1** 8.6m x 7.2m (28'6 x 23'8) including kitchen area of 1.6m x 2.5m (5'2 x 8'2)

Office 2 11.5m x 6.8m (37'9 x 25'2) including male and female WC's.

Workshop 1 10.9m x 5.4m (35'8 x 17'7) with timber door and shutter entrance.

Store 3.3m x 5m (10'10 x 16'5).

Workshop 2 3.3m x 5m (10'8 x 16'4) with timber door.

Workshop 3 4.75m x 8.1m (15'6 x 26'6) with shutter door.

Office 3 5m x 5.45m (16'4 x 17'9).

Yard Area 545 sq m (0.13 Acres) Approximately.

Sale Price: £385,000 (Three Hundred and Eighty Five Thousand Pounds) plus VAT.

Assessment: According to the Valuation Office website the property is described as 'Store, Office and Premises' with a Rateable Value of £7,900. All parties should make their own enquiries to Chorley Borough Council and ascertain potential eligibility for Small Business Rates Relief.

Services: Electricity and water supplies are laid on with drainage to main sewer. The offices have the benefit of solar panels.

VAT: Not payable.

Energy Rating: We understand an Energy Performance Certificate is within Band C and valid until September 2025.

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

Note: All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.



Entrance Road



External View



Office 1



Office 2



Office 3



Workshop 1



Workshop 2



Workshop 3



Kitchen



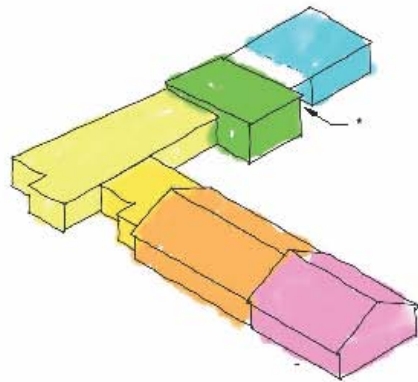
Rear External Storage Area West



Rear External Storage Area East



Yard and Car Park



* Void below canopy = 48m³
(not included in total volume calculation)

- 94m³
- 131m³
- 144m³
- 73m³
- 284m³
- 245m³

1021m³ Total Existing Volume



1021 [existing built volume] / 100 x 30 = 306m³ [30% additional allowance]
 1021 + 306 = 1327m³ [Proposed allowance]
 1327 / 2 = 664m³ [Allowance per plot]

A01 EXISTING SITE VOLUME ANALYSIS

02A3 1 : 50



P03 INDICATIVE PROPOSED SITE

02A3 1 : 500

Project:

Proposed demolition of existing site structures, replaced with 2 no. detached dwelling houses

Title:

Existing site volumes & indicative proposed site plan

Site Address:

The Yard, Southport Road, Leyland, PR26 8LQ

Although this document is prepared to scale, deformations can occur in the drafting and printing process. The contractor is therefore responsible for the verification of all dimensions, levels etc on site.

In some instances construction methods, materials and sizes within the existing structure may be assumed or shown indicatively.

Wherever possible Hatch Architecture works within the guidelines of the local authorities Local Plan and the relevant Planning Design Guidelines, however Hatch Architecture can not guarantee that planning permission will be granted. These plans are for planning submission purposes only.

Revision Schedule		
A	Canopy void volume annotation	03.06.24

First issue Date: 10.04.24
 Drawn by: MJC
 Scale: As indicated
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