

On behalf of
nationalgrid

Freehold Development Opportunity For Sale

Land at Bengal Street, Chorley PR7 1SA

Development Opportunity (Subject to Planning)

Site area – 2.10 acres (0.85 ha)



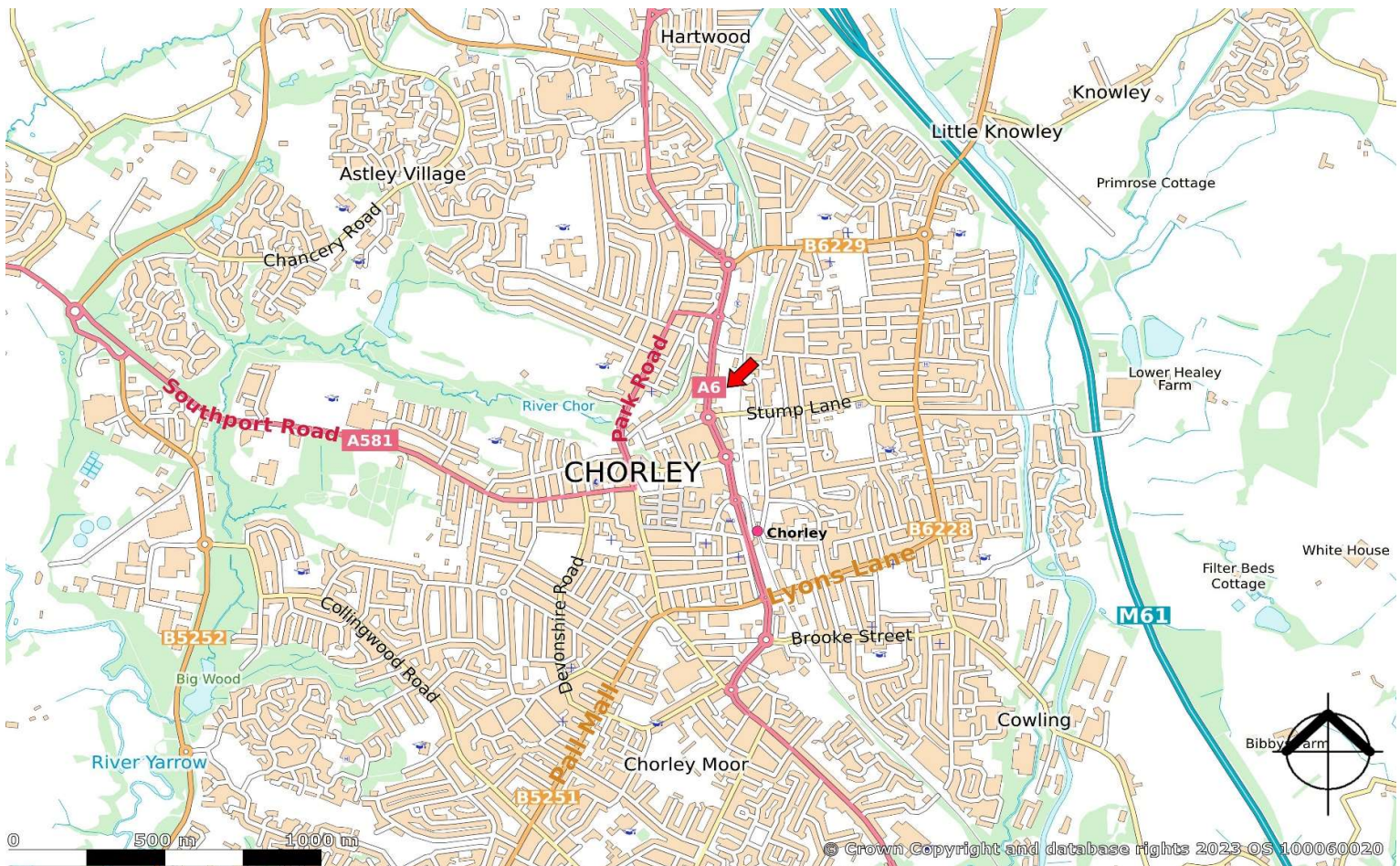
Location

The site lies to the eastern side of Bengal Street, a busy commuter route providing direct access to Chorley town centre, which lies less than 0.5 miles to the south.

The site benefits from strong transport links being less than 0.5 miles from Chorley train station which sits on the Manchester – Preston line and provides direct services to other regional centres.

In addition, the train station is linked with Chorley bus and interchange station. Road access is via the A6, that connects to J8 of the M61, approximately 1 mile to the north and provides subsequent access to the rest of the region's motorway network.

The area surrounding the property contains a mix of commercial uses. These include, Halfords, Asda and Farmfoods to the north, Chorley Central Business Park to the east, Chorley Council's Bengal Street to the south and residential uses to the west beyond Bengal Street.



Description

Extending to 2.10 acres the site comprises a building and two former gas holders. The voids remain unfilled. The site is generally flat in terms of topography, is regular in shape and has frontage to the A6 (Bengal Street) dual carriageway. It comprises predominantly flat and level hardstanding. The site has been used as office, warehousing, gas storage and other ancillary uses. There is a former workshop on site. Access to the property is via an access gate to the north of the site.

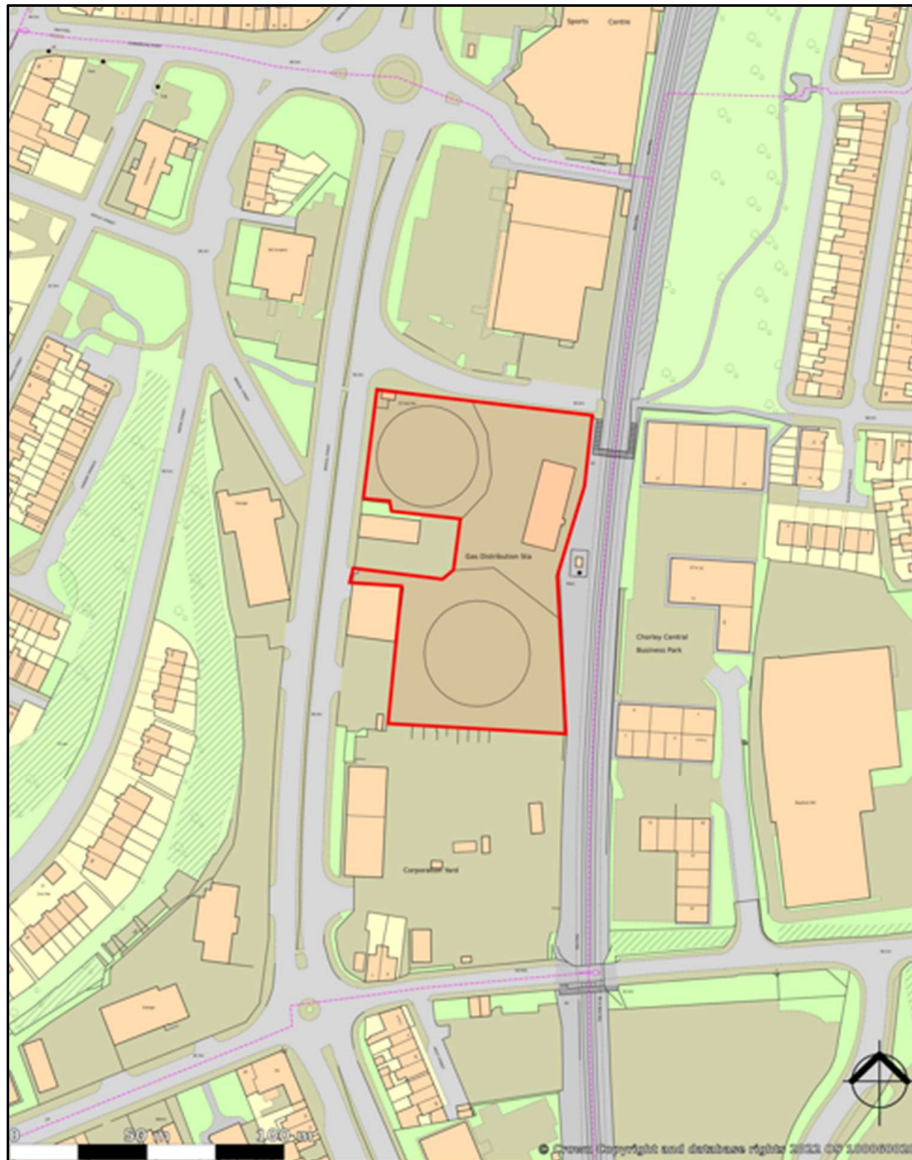


Building Area

Warehouse 4,102 sq ft 381.08 SQ M

NB - Building measurements have been taken from digital mapping systems. No on-site measurements have taken place. Interested parties should satisfy themselves as to the measured floor areas of the building

The freehold of the property is available with vacant possession.



Planning

The LPA within Chorley Borough Council's current local plan runs from 2012 - 2026 - it was adopted in 2015. According to local plan policies adopted in July 2015, the site is not specifically allocated albeit we expect commercial/employment use classes to be feasible subject to planning.

The site is in flood zone 1 according to the EA.

Planning permission was granted on 19th September 2018 for the demolition of gasholders.

Site and Technical Information

An information pack has been compiled to assist purchasers in formulating their offers for the site.

The information pack includes, but is not limited to:

- A suite of environmental reports
- Title pack
- Plans

The data is available at <https://bengalstreet-chorley.co.uk/>

Following their request, parties will be issued an NDA and full access will be granted once signed. Interested parties must rely on their own investigations in formulating any proposal for the site.

Title

The property is held under title numbers LA940031 and LA940029.

Environmental Indemnity

The purchaser will be required to accept the provisions of an Environmental indemnity. The details of this provision are contained within the data room.

EPC

Available on request.

Viewings

Viewings are strictly by appointment only, with specific viewing dates to be announced to interested parties.

Interested parties should note that BNP PRE take no responsibility for any injury or accident at the Properties. Viewers and visitors of the Properties do so at their own risk.

VAT

We understand that the Properties are elected for VAT and therefore VAT may be chargeable on the sale.

Anti Money Laundering

BNP Paribas Real Estate (BNP PRE) must comply with Anti Money Laundering Regulations. As part of this requirement, BNP PRE must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Further Information

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