

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999 Fax 01257 264256

Email info@peteregilkes.co.uk



**FOR SALE
(by Informal Tender)**

**BUILDING PLOT
Forming part of
WOODCOCK FARM
RUNSHAW LANE
RUNSHAW MOOR
EUXTON
CHORLEY
PR7 6HB**



**Offers invited over: £245,000
to be submitted by 11am, Friday, 24 March 2023**

- 0.28 acres (0.11 hectares)
- Tranquil rural setting
- Potential for erection of superior quality individual house or possibly two residences
- South facing outlook

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

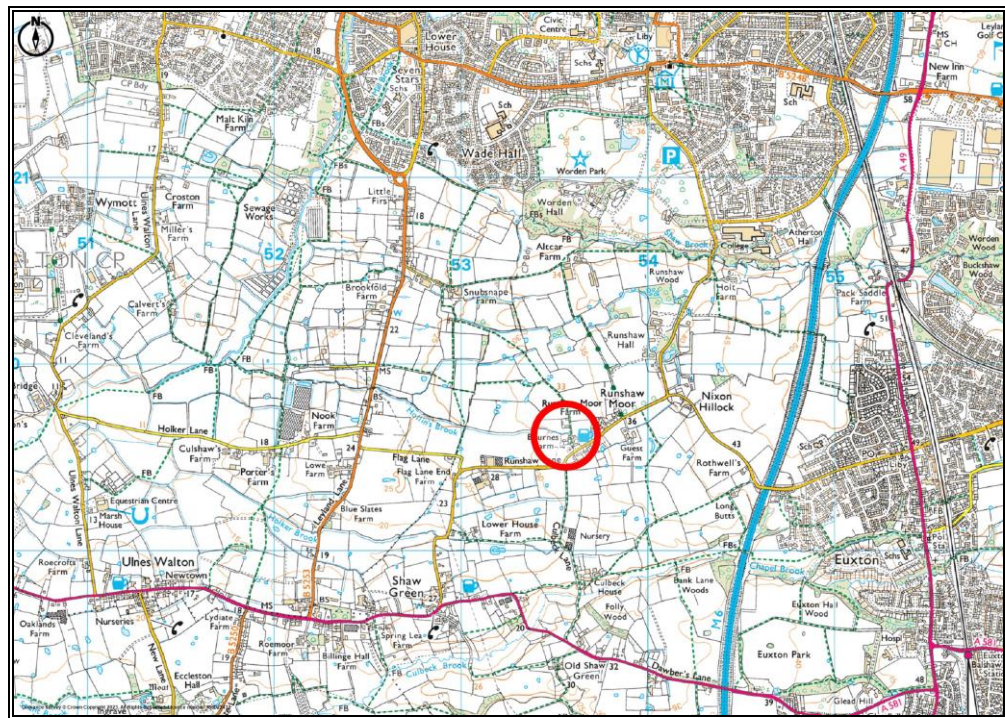
Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: The plot enjoys a prominent corner position within a grouping of superior individual residences and barn conversions with the benefit of adjoining open sheep grazed meadow land.

It enjoys a rural setting convenient for comprehensive facilities in the nearby village of Euxton and Town of Leyland.

Location:



Tenure: The site will be sold Freehold and free from Chief Rent and a right of way granted over the accessway.

Services: It is understood mains electricity and water supplies are available or can be connected and drainage to the mains sewer.

Planning: Planning Permission was granted on 9 February 2021 (App.No. 20/00243/OUT) with all matters reserved except for access.

The illustrated drawings accompanying the Application depicted a detached two-storey house providing four reception rooms, four bedrooms with en-suite and integral garage of 936 cubic metres allowing for 290 sq.m. – 3,120 sq.ft. internally – approx.

Usually on applications of this nature the volume of the existing building (1,095 cubic metres) can be increased by 30% producing 1,424 cubic metres.

This would allow for the erection of two detached four bedroom houses of at least 186 sq.m. (2,000 sq.ft.) internally.

Further information on the Planning Consent can be obtained from Chorley Borough Council's website www.chorley.gov.uk quoting the above Application numbers.

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

Informal Tender: To be submitted by 11am on Friday, 24 March 2023.



View of adjoining field



View of existing barn (to be demolished)



EXISTING AND PROPOSED VOLUMES	
EXISTING TOTAL	1095m ³
PROPOSED TOTAL	936m ³
NET CHANGE	-159m ³
	-14.5%

A		BY (E) 23		EXTENSION, GARDENWORK	
Revision	Date	Drawn	Checked	Drawn	Checked
Client	MR & MRS LAMB				
Project	WOODCOCK FARM RUNSHAW LANE EUXTON CHORLEY PR7 6HB				
Drawings Title	PROPOSED PLANS, SECTION AND ELEVATIONS				
Drawings No.	3501-20-32 A	Drawn By	MF		
Scale	1:50 @ A1	Date	03 MAR 2020		

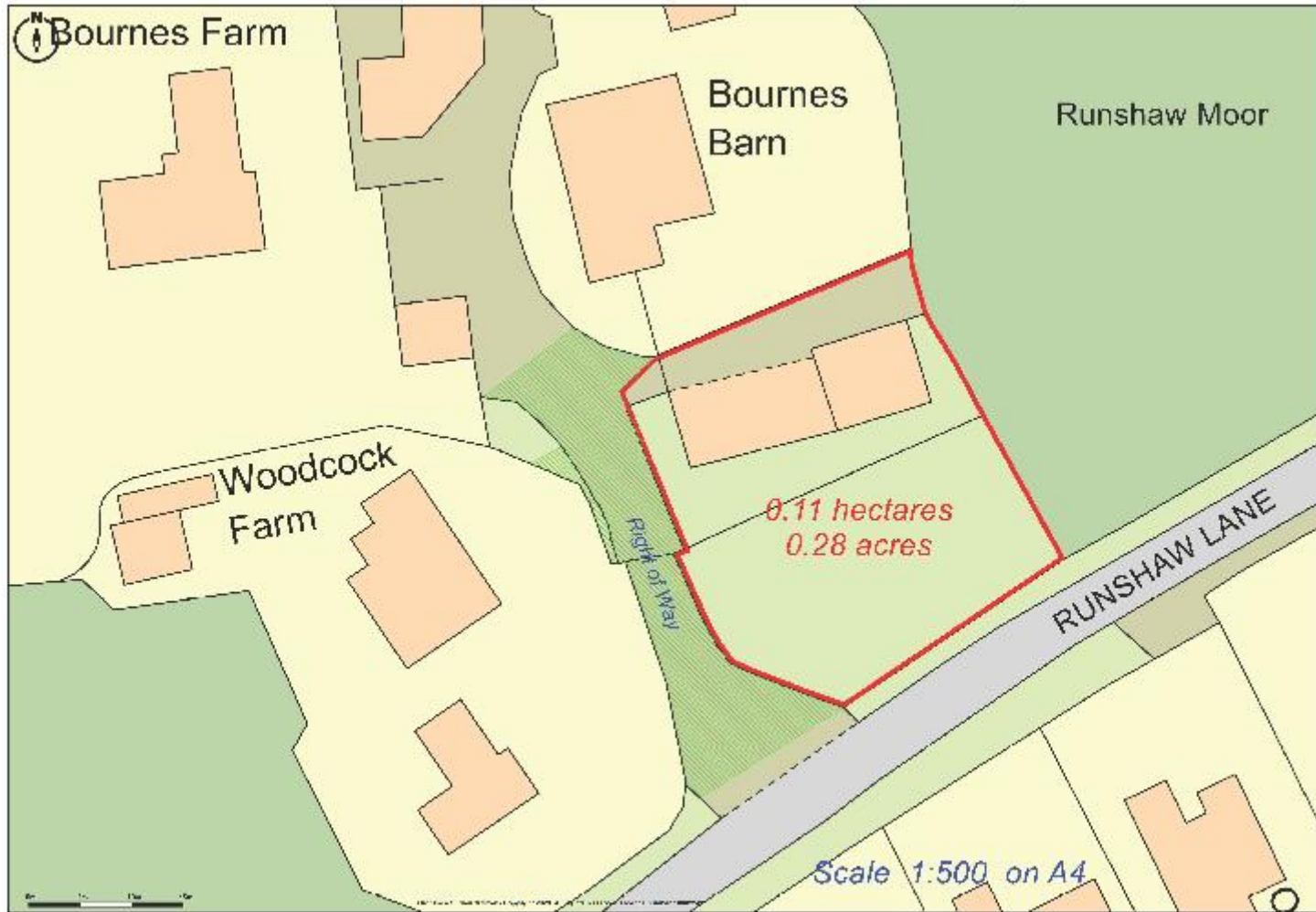
CHARTERED ARCHITECT

Peter Dickinson R.I.B.A.

159 Apples Lane North
Apples Drive
Wigan, Lancs

Tel. No: 01257 292209
Website: www.peterdickinson.co.uk
E-mail: admin@peterdickinson.co.uk

Barn at Woodcock Farm Runshaw Lane Runshaw Moor Euxton Chorley PR7 6HB



Promap
1 870 900 1001 0000

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INFORMAL TENDER

(To be submitted by 11am on Friday, 24th March 2023)

on

BUILDING PLOT
FORMING PART OF
WOODCOCK FARM
RUNSHAW LANE
RUNSHAW MOOR
EUXTON
CHORLEY
PR7 6HB

Purchaser(s):

Address:

Postcode: _____

Tel: Home _____

Work _____

Mobile _____

Email _____

Solicitors:

Address:

Offer:

Amount £ (words)

Is offer subject to:

Sale of own
home?

YES/NO

Sale of another
property?

YES/NO

If YES are contracts exchanged?

YES/NO

If not sold status of sale? _____

Finance: i.e. Bank,
Building Society, Cash

_____ (Name of Finance Provider)

Maximum amount required: £ _____

Has written offer of finance been received?

YES/NO

Signed: _____

Date: _____

Return to: Peter E Gilkes & Company, 44 Market Street, Chorley, PR7 2SE

Email: info@peteregilkes.co.uk

After submitting tender please telephone to confirm it has been received if you do not receive an acknowledgement.