

**PETER E GILKES & COMPANY**

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**FOR SALE**

**Building Plot  
ADJACENT TO PICKERING COTTAGE  
OLD SCHOOL LANE  
CUERDEN  
LOSTOCK HALL  
PRESTON  
PR5 5XP**



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**Price: £115,000**

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- Tranquil setting down quiet country lane
- Most convenient location
- Close to 3 motorway intersections
- 345 sq yds (290 sq m)

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

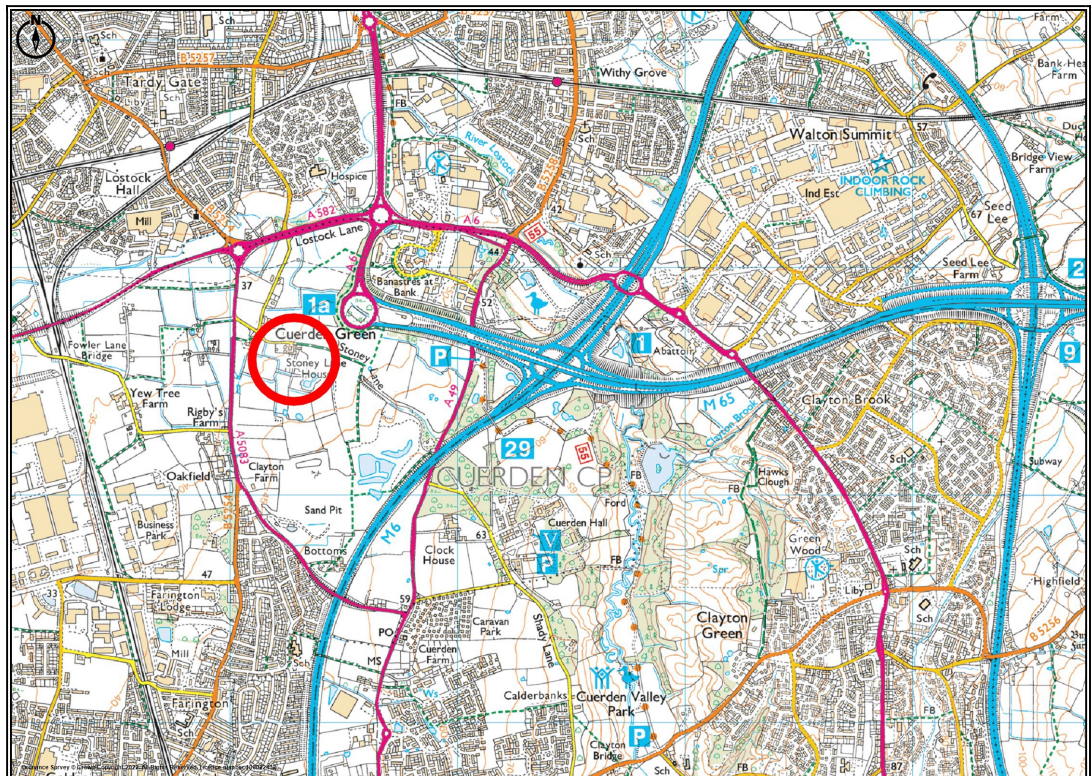
Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

**Description:** A Building Plot suitable for a superior individual detached residence in a peaceful setting on a quiet, narrow, tree lined country lane.

It is currently occupied by a timber barn with precast concrete panelled garage behind.

The location is most convenient for access into Preston City Centre and the surrounding towns of Leyland and Chorley. The intersection where the M6, M61 and M65 merge is within minutes driving distance.

**Location:** From the roundabout north of Junction 1A on the M65 turn west into Lostock Lane and Old School Lane is then the first on the left.



**Planning:** Outline Planning Permission has been obtained from South Ribble Borough Council on the 12<sup>th</sup> September 2023 for the erection of a detached dwelling. (App.No.07/2023/00636/OUT).

Full details can be viewed on the Council's website at [www.southribble.gov.uk](http://www.southribble.gov.uk)

The development will be subject to the Community Infrastructure Levy (CIL) but the charge can be offset by utilising the floor area of the existing barn and garage and will be waived for a self-build project.

**Tenure:** The site will be sold Freehold and free from Chief Rent.

**Services:** It is believed all mains services and water supplies are available. Drainage will have to be via a waste water treatment plant with effluent connecting into an existing pipeline that discharges into a water course. Prospective purchasers are advised to make their own enquiries.



**To View:** By visiting the location but attendance on site is strictly by appointment with the Agents, Peter E Gilkes & Company, and with whom all negotiations should be conducted.

**Money Laundering Regulations:** In order to comply with regulations, purchasers will be asked to provide two forms of identification and evidence of ability to fund their acquisition by providing proof of funds.







