

**PETER E GILKES & COMPANY**

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## **FOR SALE / MAY LET**

**DEVELOPMENT LAND  
MERCER COURT  
OFF RAWLINSON LANE  
HEATH CHARNOCK  
CHORLEY  
PR7 4EE**



**Offers in region of: £800,000**

- 1.2 acres (0.49 hectares)
- Planning permission for 12 workshops/industrial units (Class E light commercial)
- Possible permission for residential
- Level cleared site/secure
- Convenient location

Peter E Gilkes & Company for themselves 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 only and do 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.



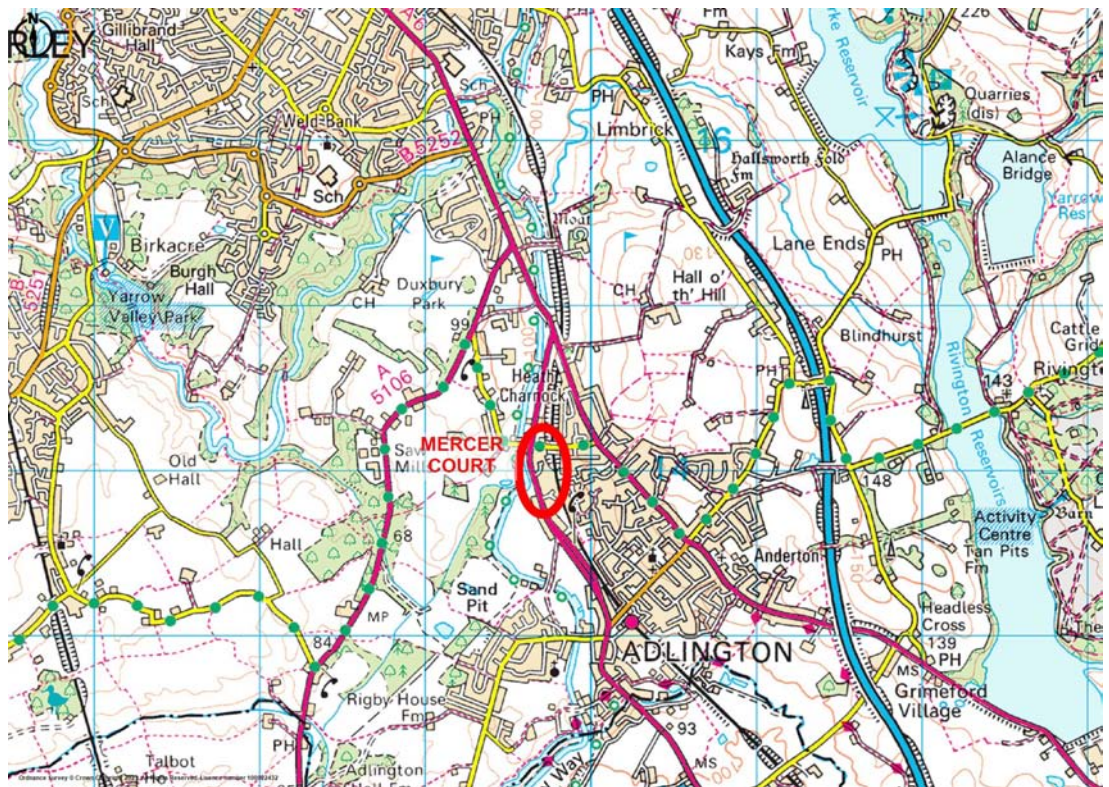
**CHARTERED SURVEYORS**

**PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS**

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

**Description:** The site enjoys a convenient and accessible location, convenient for surrounding towns and cities and access onto the M61 motorway. It provides an ideal opportunity to develop a scheme which would suit retail/offices or small workshop/storage units with Full Class E Planning for which there is a very strong and keen demand for either purchase or lease.

**Location:** Proceeding south out of Chorley along the A6, bear right at Skew Bridge traffic lights and after approximately half a mile turn left into Rawlinson Lane and Mercer Court is then on the right. Access area sometimes occupied by local residents parking, access area to be cleared to make way for swept path alterations approved by LCC Highways Department.



**Tenure:** The site is Freehold and free from Chief Rent.  
The site is available to Let with possible segments on Lease.

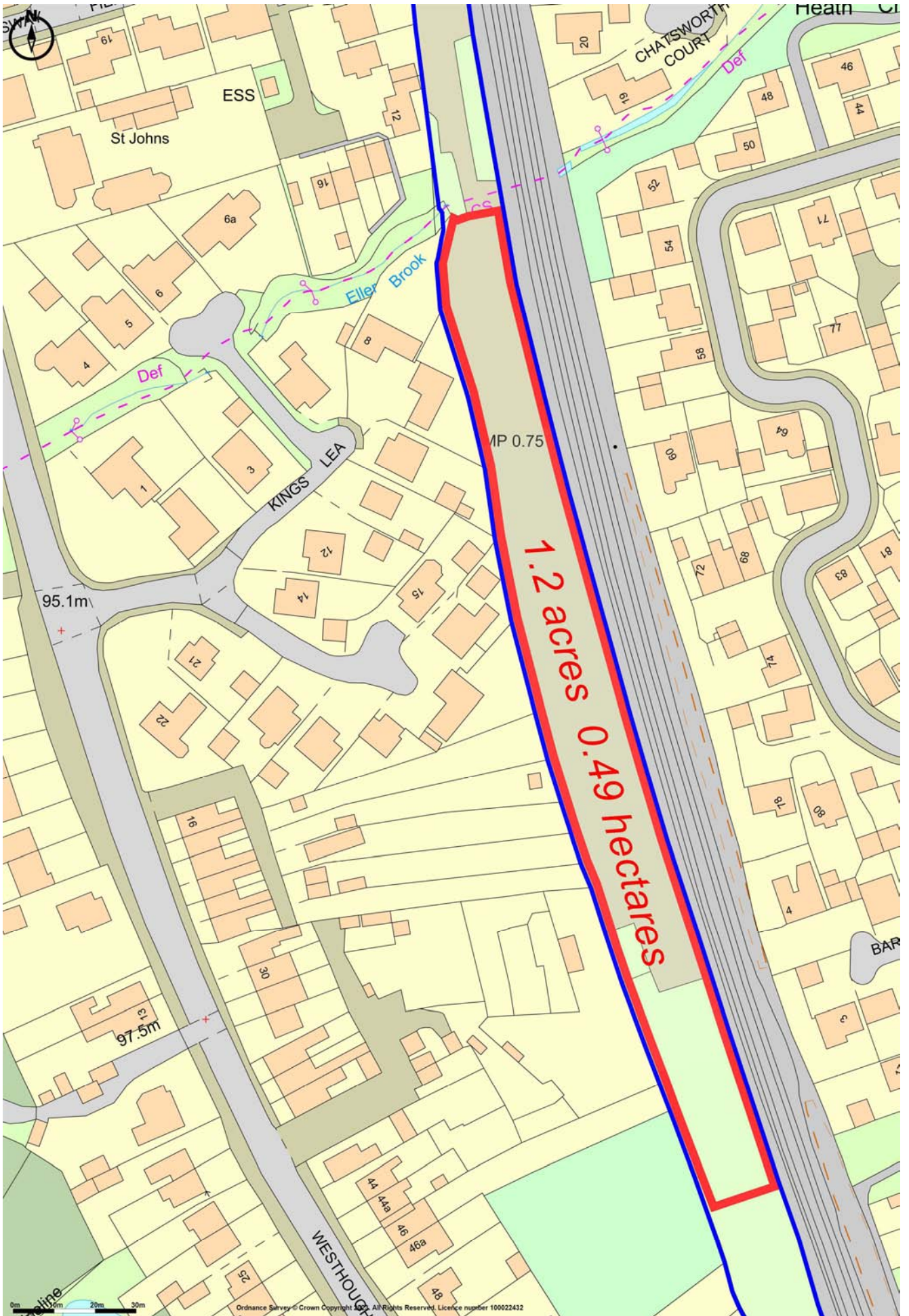
**Services:** Mains gas, electricity and water connection are available as is drainage to the mains sewer. Purchasers are advised to make their own enquiries.

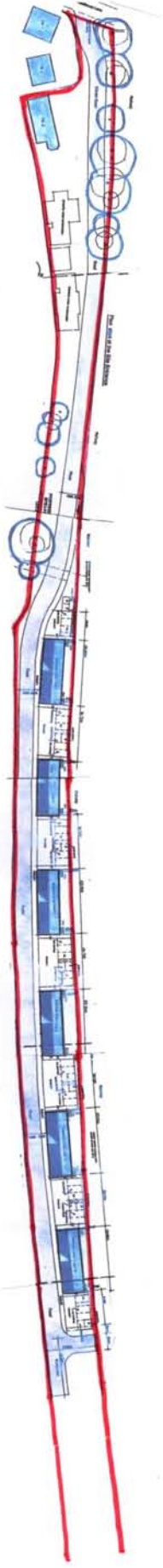
**Planning:** Consent was obtained on 2 December 2022 (App. No. D2320/W/22/3296378). Consent for the discharge of reserved matters has been obtained on Application No: 23/00379/DIS. Full planning permission was also obtained for the erection of up to 7 dwellings and associated works on 30 May 2019 (App. No. 18/00191/FUL). Full details can be obtained from Chorley Council's website: [www.chorley.gov.uk](http://www.chorley.gov.uk).

**To View:** By appointment with the agents with whom all negotiations should be conducted.

**VAT:** No VAT payable.







Mercer Court Development - 12no. Business Units











