

PETER E GILKES & COMPANY

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FOR SALE

**BUILDING PLOT
37 PRESTON ROAD
COPPULL
CHORLEY
PR7 5HS**



Price: £120,000

- Part of mature and manicured gardens
- 390 sq m (470 sq yds)
- Permission for a detached dwelling
- Located within and overlooking Green Belt
- Exemption from CIL for self-build

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 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

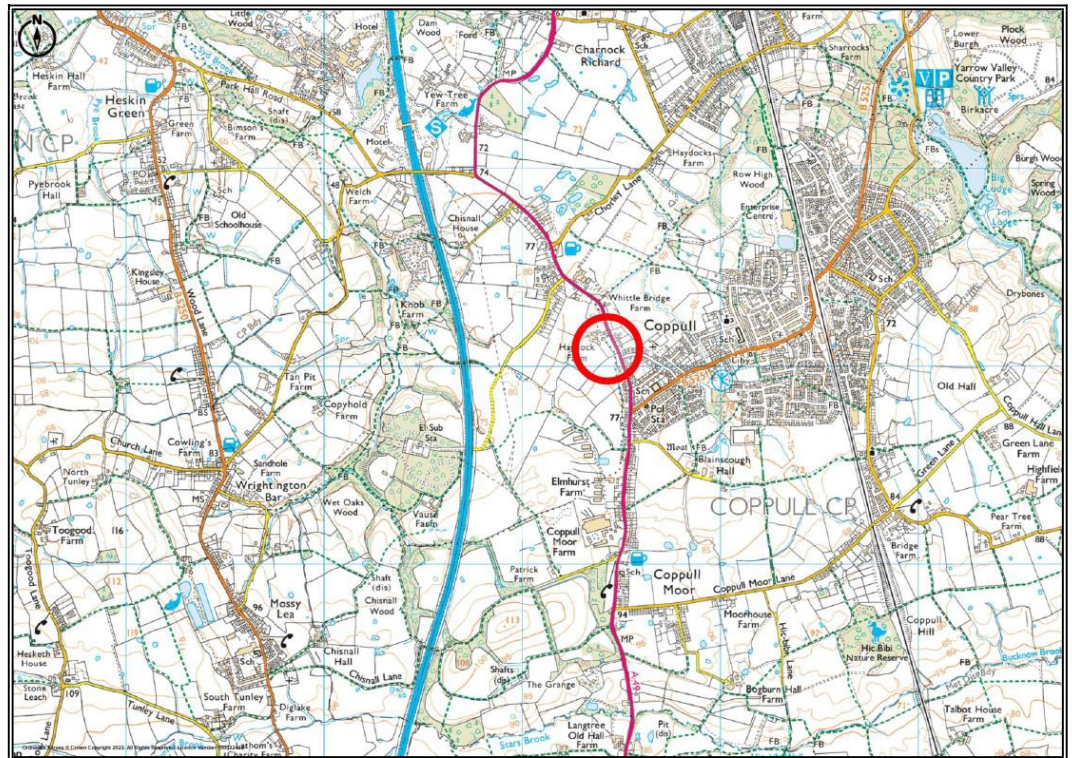
Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: The Plot is part of established, mature and manicured gardens of a residence located on the border with Charnock Richard and convenient for comprehensive village amenities including shops, schools, leisure centre and access into surrounding towns and cities and onto the M6 motorway.

It provides an ideal opportunity to erect an individual detached residence with the possibility of a lower ground floor that could be used as a garage and storage space.

Location:



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

Services: Mains electricity, gas and water supplies are, we understand, available as is connection to the mains sewer.

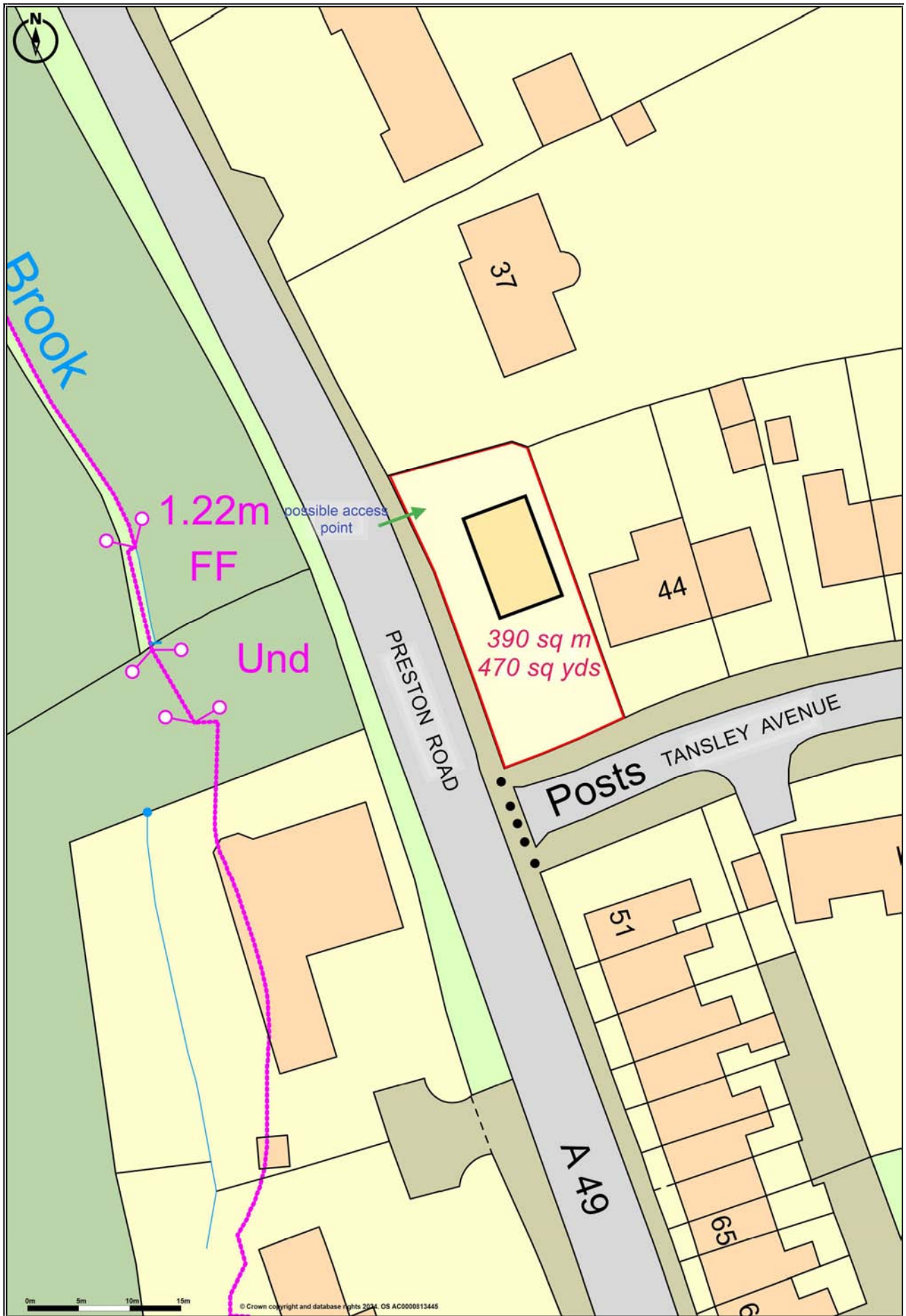
Prospective purchaser advised to make their own enquiries.

Planning: Planning Permission in Principle was obtained from Chorley Council on 8 May 2024 for the erection of a detached dwelling (App. No. 24/00270/PIP).

A full copy of the Planning Consent is available at our office or on Chorley Council's website www.Chorley.gov.uk. No particular unusual or onerous conditions are attached to the Consent.

CIL: Buyers acquiring the Plot for a self-build project can claim exemption from the Community Infrastructure Levy (CIL).

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



Plot, 37 Preston Road, Chorley, PR7 5HS



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