

PETER E GILKES & COMPANY

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FOR SALE

**Residential Development Land
Black Horse Street
Chorley
PR7 2HY**



Price: £75,000

- Cleared site
- Planning Permission for 4 Apartments
- Convenient Location

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



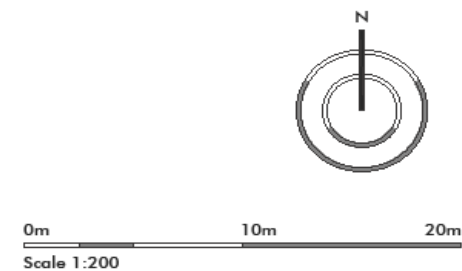
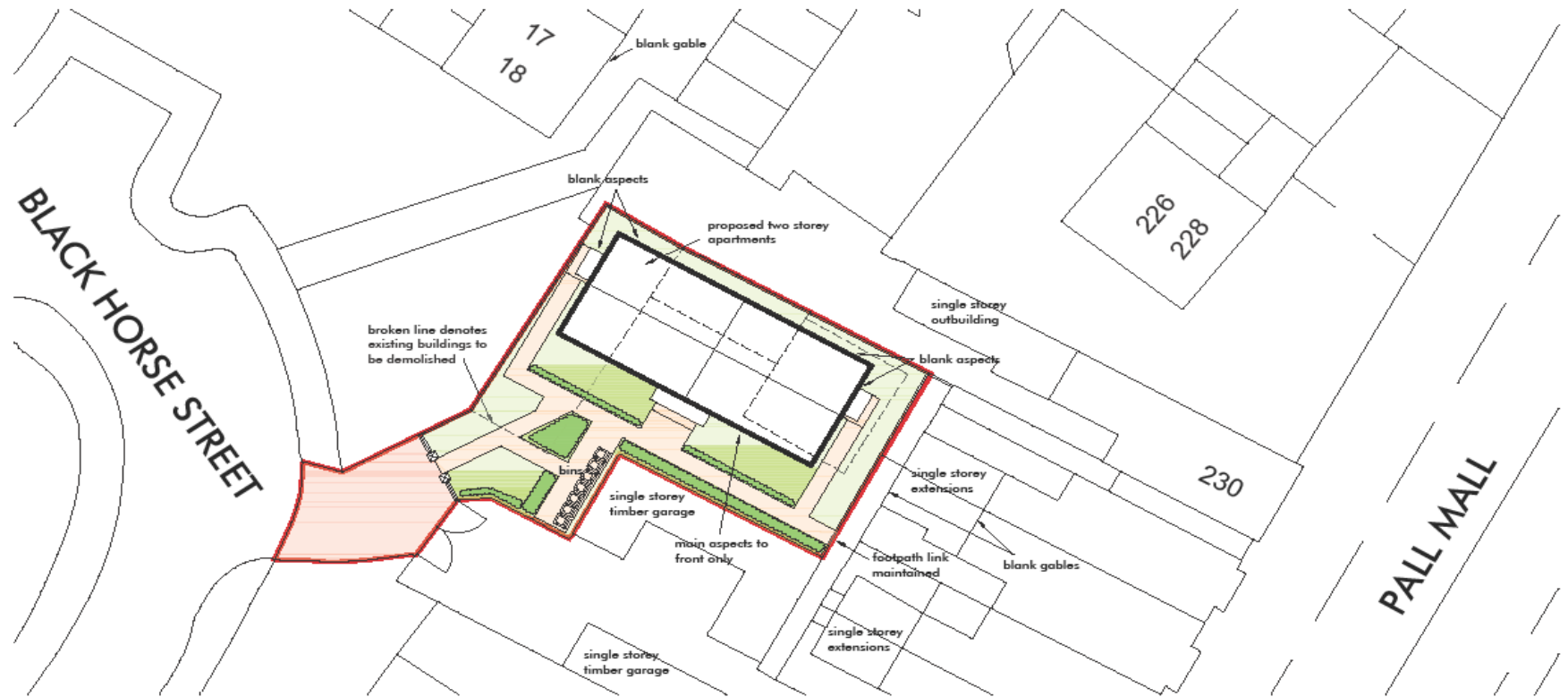
- Description:** The site is situated off Black Horse Street which is near to the crossroads junction on Pall Mall/Moor Road near to a comprehensive selection of amenities including shops, schools and is within walking distance of the Town Centre.
- It provides the ideal opportunity of erecting a modest development of affordable priced accommodation.
- Location:** Black Horse Street is situated off Tootell Street which leads into Collingwood Road.
- Planning:** Planning Permission in Principle was granted by Chorley Council on 8 February 2024 (App. No. 23/00869/PIP) for the erection of four dwellings and where accompanying plans illustrate the scheme would provide one bedroom apartments in two storey form.
- A copy of the Planning Application is available and full details can be seen on Chorley Council's website: www.Chorley.gov.uk
- CIL:** As the scheme is for apartments, there will be no Community Infrastructure Levy (CIL) charged.
- Services:** It is understood all mains services are available for connection.
- Purchasers are advised to make their own enquiries.
- Tenure:** The site will be sold Freehold and free from Chief Rent.
- To view:** By attendance on site.



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Revision Notes:

CLIENT	Gradus Homes Ltd.				
PROJECT	Proposed 4No. 1 bedroom apartment block at Black Horse Street, Chorley, PR7 2HY				
DRAWING	Proposed Site Plan				
DRAWN	ASL	DATE	22/023/P01	NUMBER	16/10/23
SCALE	1:200	SHEET	A3	REVISION	-

LMP ARCHITECTS

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