

PETER E GILKES & COMPANY

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FOR SALE

**Two Workshops/Two Building Plots
Edge End
Bolton Road
Withnell
Chorley
PR6 8BX**



Price: £265,000

- Two workshop units providing 250 sq m (2750 sq ft)
- Site has Planning Permission for two plots (totalling 750 sq m – 900 sq yds)
- Rural setting but convenient for Junction 3 on the M65
- Spectacular southern views

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that (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 & Company has any authority to make or give any representation or warranty whatsoever in relation to this property.



CHARTERED SURVEYORS

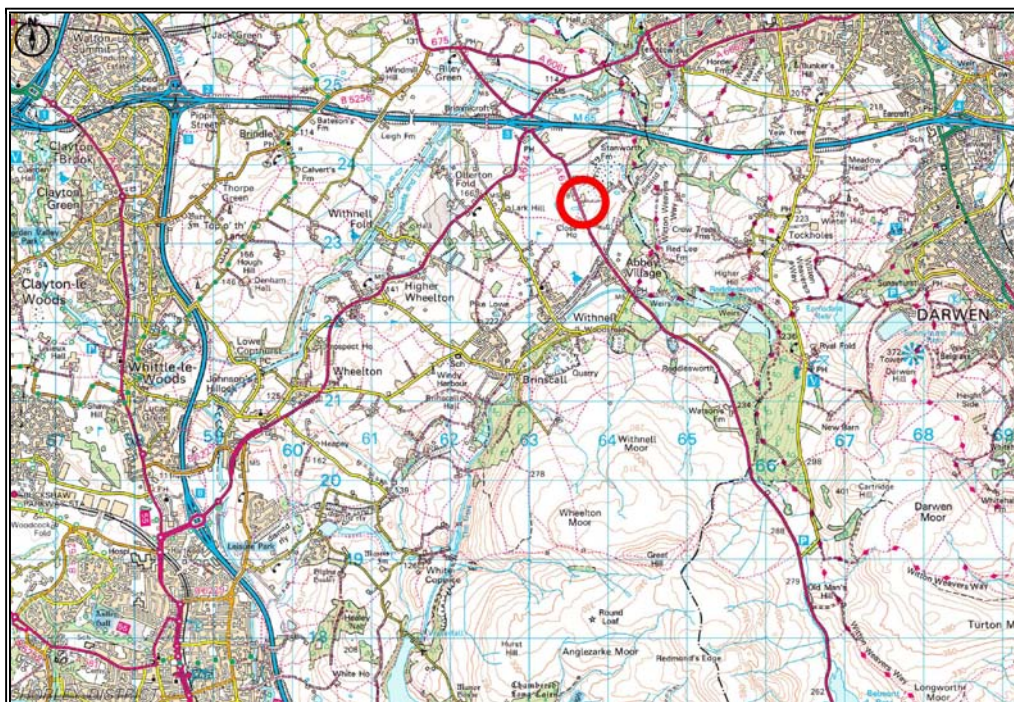
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

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

Description: The premises provide useful workshops/storage space in a pleasant rural setting, yet convenient for Central and East Lancs towns and within minutes driving distance of Junction 3 on the M65 Motorway.

Planning Permission has been obtained for the site to be redeveloped with two detached residences which would enjoy magnificent panoramic southerly aspects stretching across to the West Pennine Moors and Darwen Tower.

Location: The setting is convenient for local amenities in the surrounding villages of Abbey Village, Withnell, Brinscall and Feniscowles.



Accommodation: The accommodation currently provides:

Front Workshop 14.3m x 7.1m (50' x 23'6")
Toilet and office partitioned off.

Rear Workshop 12.7m x 9.4m (41'9" x 31')
Storeroom partitioned off.

Back Workshop 7.3m x 5.3m (24' x 17'6")
With up and over door and toilet partitioned off.

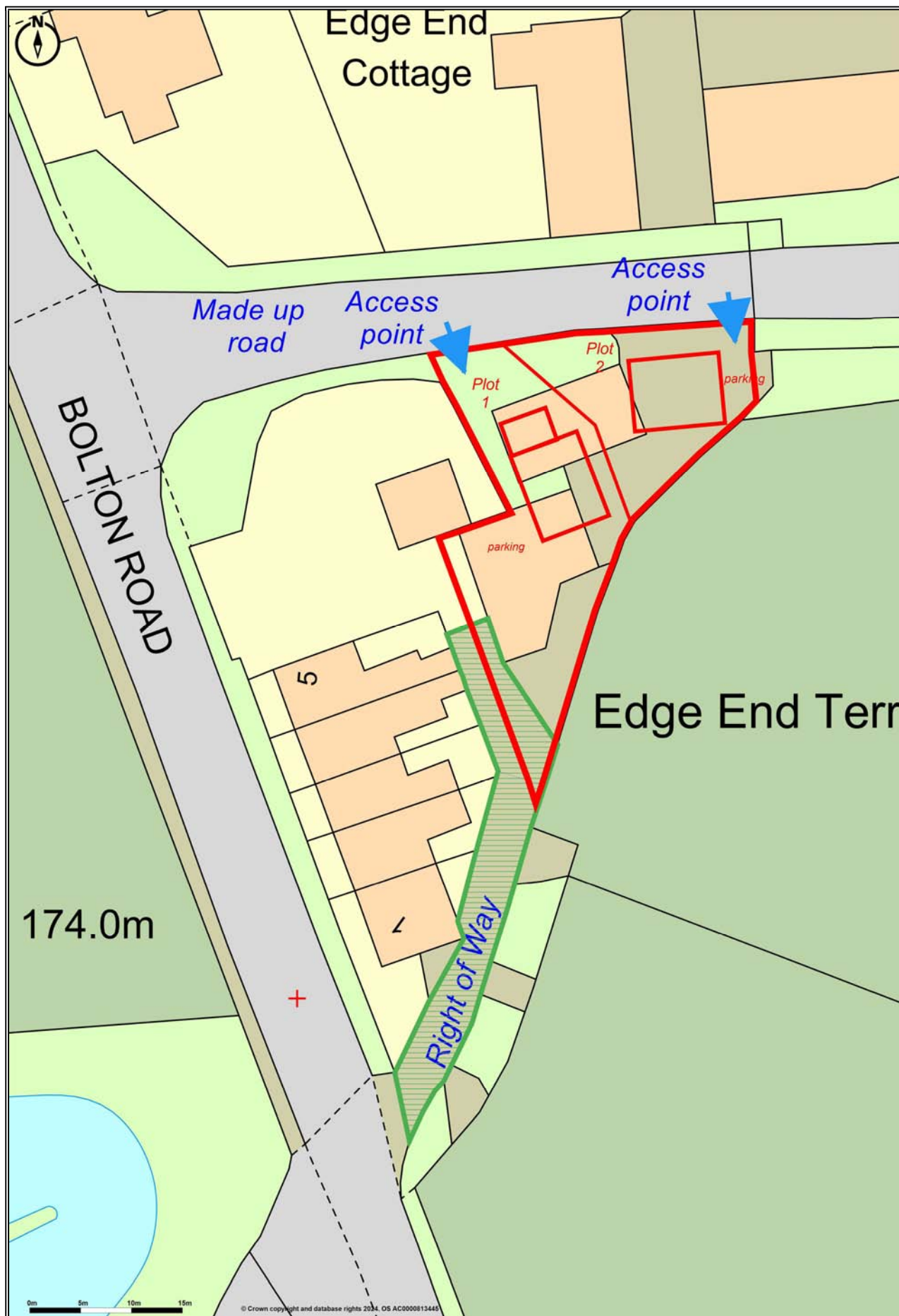
N.B. These workshops are still in use and most of the existing benches, racking and stock will form part of the sale.

Outside: Car parking/yard to side.
Rear yard area.

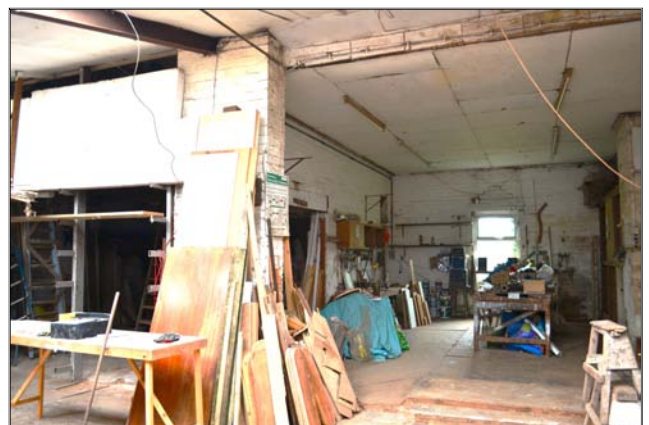
Tenure: The site will be sold Leasehold with a residue term of 999 years subject to a modest ground rent of approximately £6.00 per annum.

It is understood there is an established right of way alongside No.1 Edge End Terrace to access the rear of the site.

- Services:** Mains electricity, gas and water supply connections are, we understand, available as is a connection to the main sewer. Prospective purchasers are advised to make their own enquiries.
- Planning:** Outline Planning Permission was granted on 17 February 2022 (App.No. 21/01480/OUT) for the erection of up to two dwellings following demolition of workshops.
- No particular onerous conditions were applied except the total volume of the dwellings should not exceed 1,350.25 cubic metres.
- Permission in Principle for the replacement of workshops with two detached dwellings was granted on the 12th March 2025 (App. No. 25/00113/PIP).
- Full details of the Application can be seen on Chorley Council's website www.chorley.gov.uk.
- CIL:** The floor area of the existing building can be used to substantially offset the Community Infrastructure Levy (CIL).
- Assessment:** The premises are currently described as Workshop and Premises and assessed at a Rateable Value of £6,300.
- Occupiers may be entitled to Small Business Rate relief.
- To view:** By appointment with the agents with whom all negotiations should be conducted.



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