

**PETER E GILKES & COMPANY**

44 Market Street, Chorley, Lancashire, PR7 2SE

**Tel 01257 266999** Fax 01257 264256

Email [info@peteregilkes.co.uk](mailto:info@peteregilkes.co.uk)



**FOR SALE**

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



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**Price: £300,000**

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- Two building plots totalling 750 sq.m. (900sq.yds.)
- Currently occupied by workshops
- 250sq.m. (2,700 sq.ft.)
- Rural Setting
- 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 are located behind Edge End Terrace in a predominantly rural setting providing spectacular stunning views across open fields, washed over as Green Belt across to the West Pennine Moors stretching from Darwen Tower around to Rivington. The unrivalled location enjoys stunning vistas at sunset.

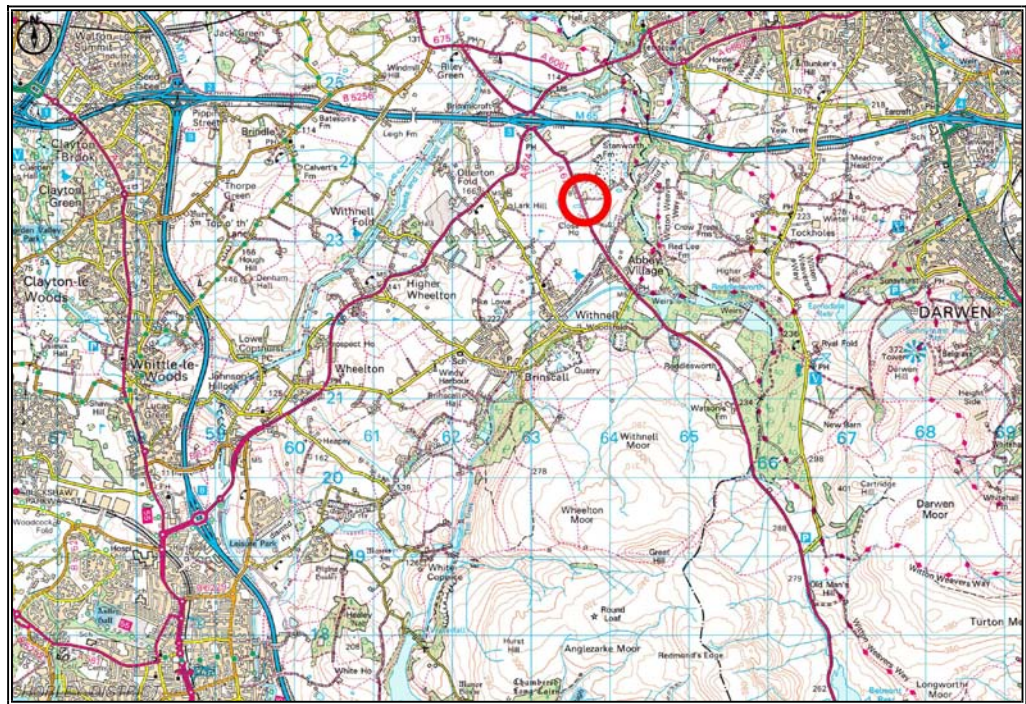
The site is currently occupied by two workshops and can continue to be used for this purpose.

Planning Permission has been obtained for the site to be redeveloped with two detached residences.

The site provides the potential of developing with two individual residences with accommodation designed and orientated to take advantage of the panoramic and magnificent southerly aspects.

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

The close proximity of junction 3 on the M65 provides easy access into Central and East Lancashire Towns and Cities and the national motorway network.



**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.

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

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

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.

Full details of the Application can be seen on Chorley Council's website [www.chorley.gov.uk](http://www.chorley.gov.uk).

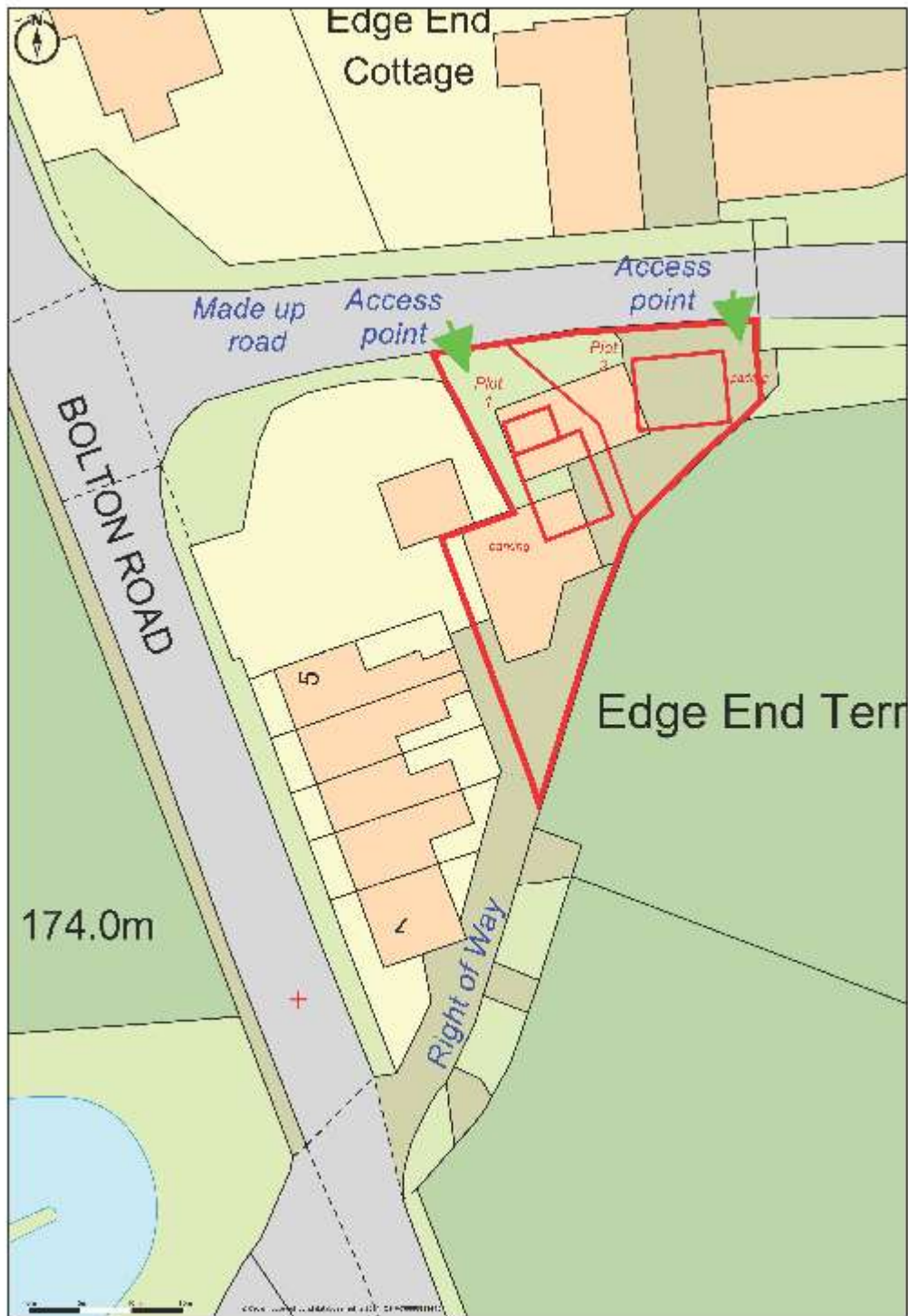
**CIL:** The floor area of the existing building can be used to substantially offset the Community Infrastructure Levy (CIL).

**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.

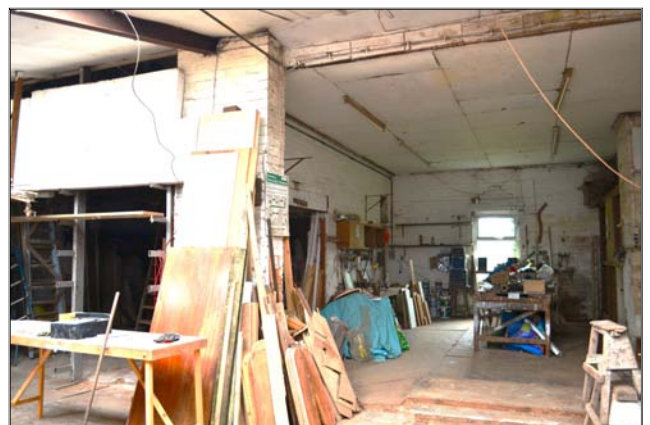
**To view:** By appointment with the agents with whom all negotiations should be conducted.





Promap  
 Environmental Mapping

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