

**PETER E GILKES & COMPANY**

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**FOR SALE**

**DEVELOPMENT LAND  
BRINDLE ROAD  
BAMBER BRIDGE  
PRESTON  
PR5 6AP**



**Price: £225,000 as whole**

**or**

**Plot A2: £135,000 Plot B2: £115,000**

- Site totalling 1,050 sq yds (880 sq m)
- Planning Permission in Principle for 3 dwellings
- Appealing setting
- Made up road frontage with all services available
- Exemption from CIL for self-build

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 site enjoys a pleasant setting convenient for comprehensive neighbourhood amenities and the junction where the M6, M61 and M65 converge and with attractive rolling countryside nearby.

**Location:**



**Planning:** Permission in Principle was obtained from South Ribble Borough Council on the 9<sup>th</sup> June 2022 for the erection of three dwellings (App No. 07/2022/00345/PIP. Further details can be obtained from the South Ribble Borough Council website at: [www.bldcontrol@southribble.gov.uk](mailto:www.bldcontrol@southribble.gov.uk)

**TPO:** It is understood the two ash trees are subject to a Tree Preservation Order but suffer from severe Ash Dieback disease and an Arboricultural Report is available confirming they are not worthy of retention.

**Services:** Mains electricity, gas and water supplies are, we understand, available as is connection to the main sewer. Prospective purchasers are advised to make their own enquiries.

**CIL:** Buyers acquiring the plots for a self-build project can claim exemption from the Community Infrastructure Levy (CIL), and the existing structures on site can also be used to offset the charge.

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















