

**PETER E GILKES & COMPANY**

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**FOR SALE**

**BUILDING PLOT adj  
11 GOOSE GREEN AVENUE  
COPPULL  
CHORLEY  
PR7 4QD**



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**Price: £135,000**

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- 900 sq m (1,075 sq yards – 0.22 acres) or thereabouts
- Part of an established garden with additional parcel
- Permission for detached dormer bungalow or bungalow
- Extensive rear southerly views over Greenbelt
- Exemption from CIL for self-build project

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**

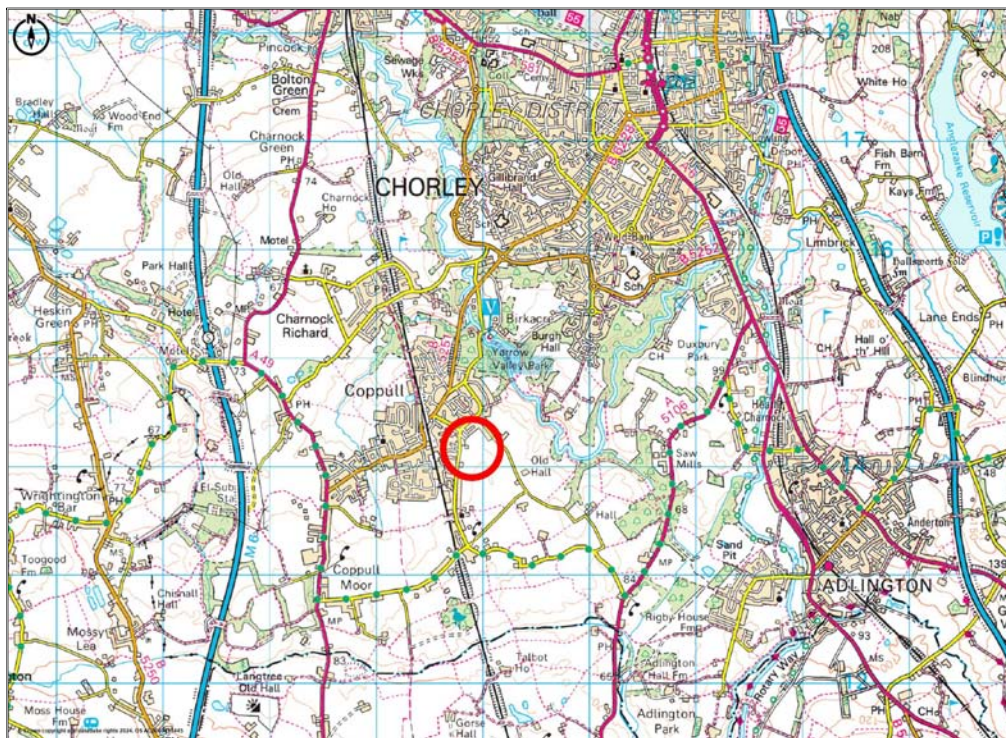
**PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS**

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

**Description:** The Plot was part of established gardens held with the adjacent bungalow to which an additional parcel has been added to create a plot of generous proportions capable of being developed with a superior detached bungalow or dormer bungalow style residence benefiting from the extensive views over the adjoining pastureland which is washed over as Greenbelt in the Local Plan.

Comprehensive village amenities are nearby in the form of schools, shops and leisure centre etc and there is easy access into Chorley town centre and to motorway intersections.

**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.

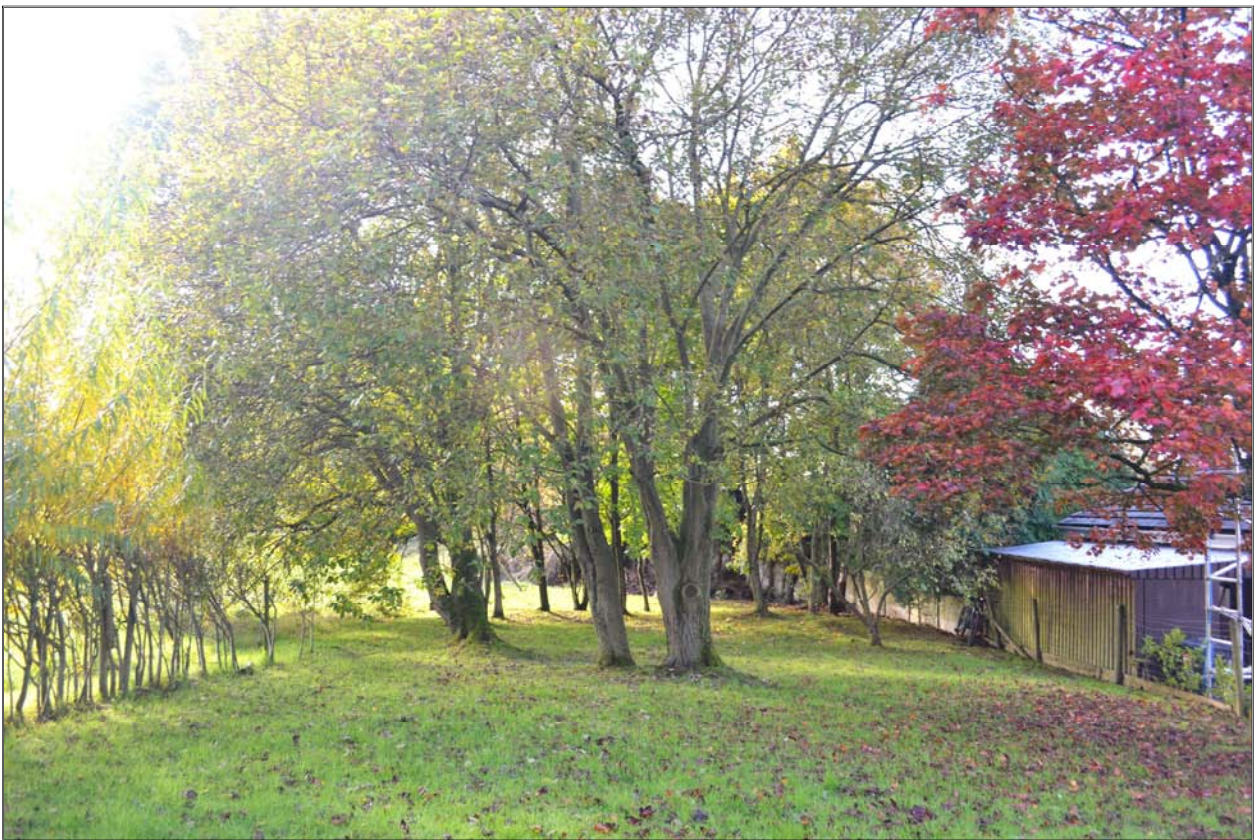
**Planning:** Outline Planning Permission (specifying layout and scale) for the erection of a detached bungalow or dormer bungalow was granted by Chorley Borough Council on the 15<sup>th</sup> December 2022 App. No. 21/00733/OUT.

A copy of the Planning Consent is available at our office or on Chorley Council's website [www.Chorley.gov.uk](http://www.Chorley.gov.uk) where full particulars are available.

No particular unusual or onerous conditions are attached to the Consent.

An extra parcel of land has been added to the plot on which the Planning Consent has been obtained.

- CIL:** Buyers acquiring the Plot for a self-build project can claim exemption from the Community Infrastruce Levy (CIL).
- To View:** By appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.









Entrance



Rear aspect

