

PETER E GILKES & COMPANY

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FOR SALE

**RESIDENTIAL DEVELOPMENT LAND
HORNBY ROAD
OFF QUARRY ROAD
CHORLEY
PR6 0LT**



Price: £600,000

- Consent for 12 houses
- 0.89 acres (0.36 hectares) or thereabouts
- Established and convenient location
- Close to all amenities
- Possibility of further development

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

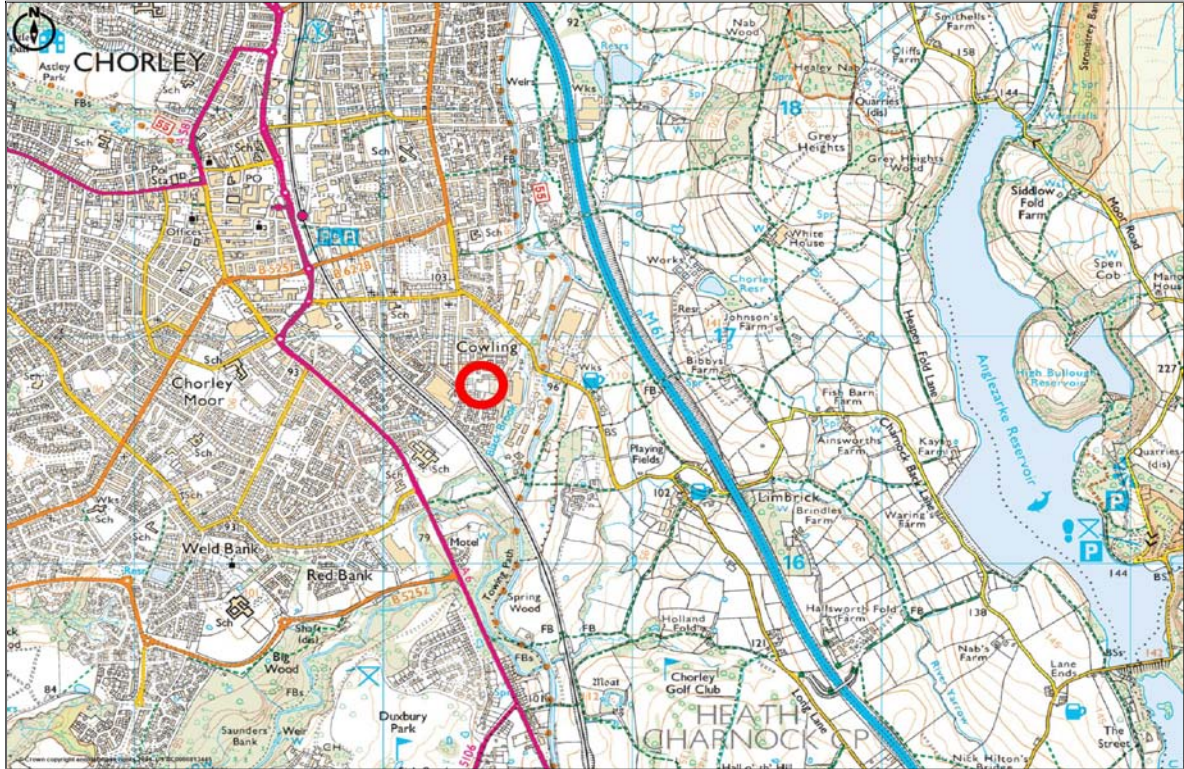
Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: The site is currently occupied by a detached bungalow and outbuildings and which at present has a private access off Quarry Road.

It is located in an established, popular and convenient area close to comprehensive neighbourhood amenities.

Location:



Planning: The application for the erection of up to 12 dwellings, following demolition of the existing dwelling and outbuildings with All Matters Reserved Save for Access was recommended for Approval and Approved by The Committee on the 16th January 2024 (App. No. 23/00257/OUTMAG). It was subject to a Section 106 Agreement being entered into requiring contribution of £35,880.00 for public open space and £49,506.00 for two additional secondary school places, totalling £85,386.00.

The illustrative drawing accompanying the Application demonstrated and access acceptable to the Highway Engineer was achievable providing the road was not Adopted a slight deficiency in the east radius was acceptable.

Tenure: It is understood the site will be sold Freehold and free from Chief Rent.

Services: It is understood that all main services are available as is connection to the main sewer but interested parties are advised to make their own enquiries.

Roads: The estate service road can remain unadopted (similar to the length of Quarry Road beyond Hornby Road).

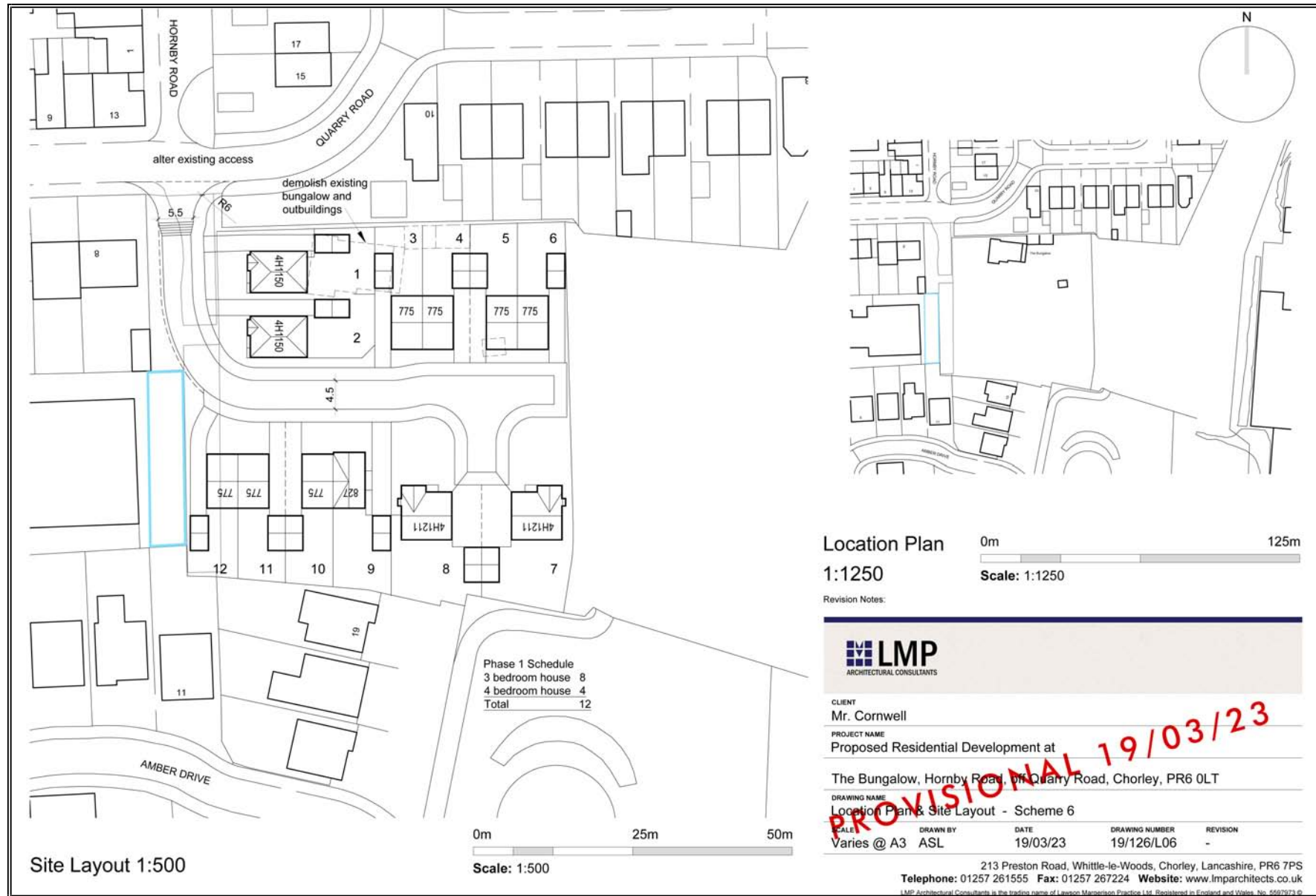
The developer will be required to construct and lay the road up to the eastern boundary to facilitate possible development of land to the east (in separate ownership).

To View:

Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.



Residential Development Land, Hornby Road, off Quarry Road, Chorley, PR6 0LT



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