

**PETER E GILKES & COMPANY**

44 Market Street, Chorley, Lancashire, PR7 2SE

**Tel 01257 266999 Fax 01257 264256**

**Email** info@peteregilkes.co.uk



**FOR SALE**

**By Informal Tender**

**Building Plot and Paddock**

**at**

**Old Withnell Stables**

**Trigg Lane**

**Heapey**

**Chorley**

**PR6 9BZ**



**Offers Invited Over: £285,000 for Plot**

**Offers Invited Over: £35,000 for Paddock**

**To be submitted by 11am on Thursday, 29<sup>th</sup> May 2025**

- Plot 0.49 acres (0.2 hectares) or thereabouts.
- Paddock 1.8 acres (0.73 hectares) or thereabouts.
- Tranquil setting rarely available.
- Panoramic views of surrounding countryside.
- Nestling against the West Pennine Moors.

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 do 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**

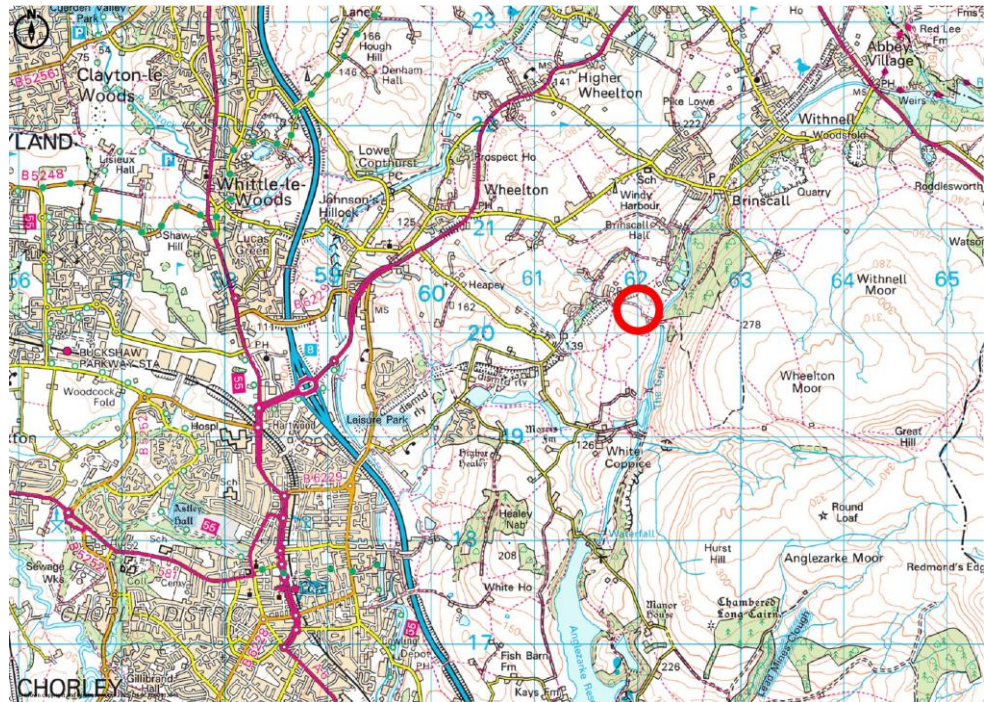
**PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS**

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



**Description:** Opportunity to acquire a substantial plot suitable for the erection of a magnificent residence in a tranquil location enjoying panoramic views of surrounding countryside, nestling against Heapey Moor part of the West Pennine Moors.

**Location:**



**Tenure:** The site will be sold Freehold and free from Chief Rent together with a right of way over Trigg Lane for which there will be a responsibility for contributing towards repair and maintenance.

**Services:** Mains electricity and water supplies are, we understand available. Foul water will have to discharge to the waste water treatment plant.

Prospective purchasers are advised to make their own enquiries.

**Planning:** The plot is situated within an area designated as Other Open Countryside in Chorley Local Plan.

Permission in Principle was granted by Chorley Borough Council on the 9<sup>th</sup> April 2025 for the replacement of stables with two detached dwellings on this and the adjoining plot (App. No. 25/00224/PIP).

The proposed residence should not exceed 962.65 cubic meters which is sufficient for a five bedroom, two-storey house of approximately 2950 sq ft (275 sq m) externally.

The adjoining plot is being retained.

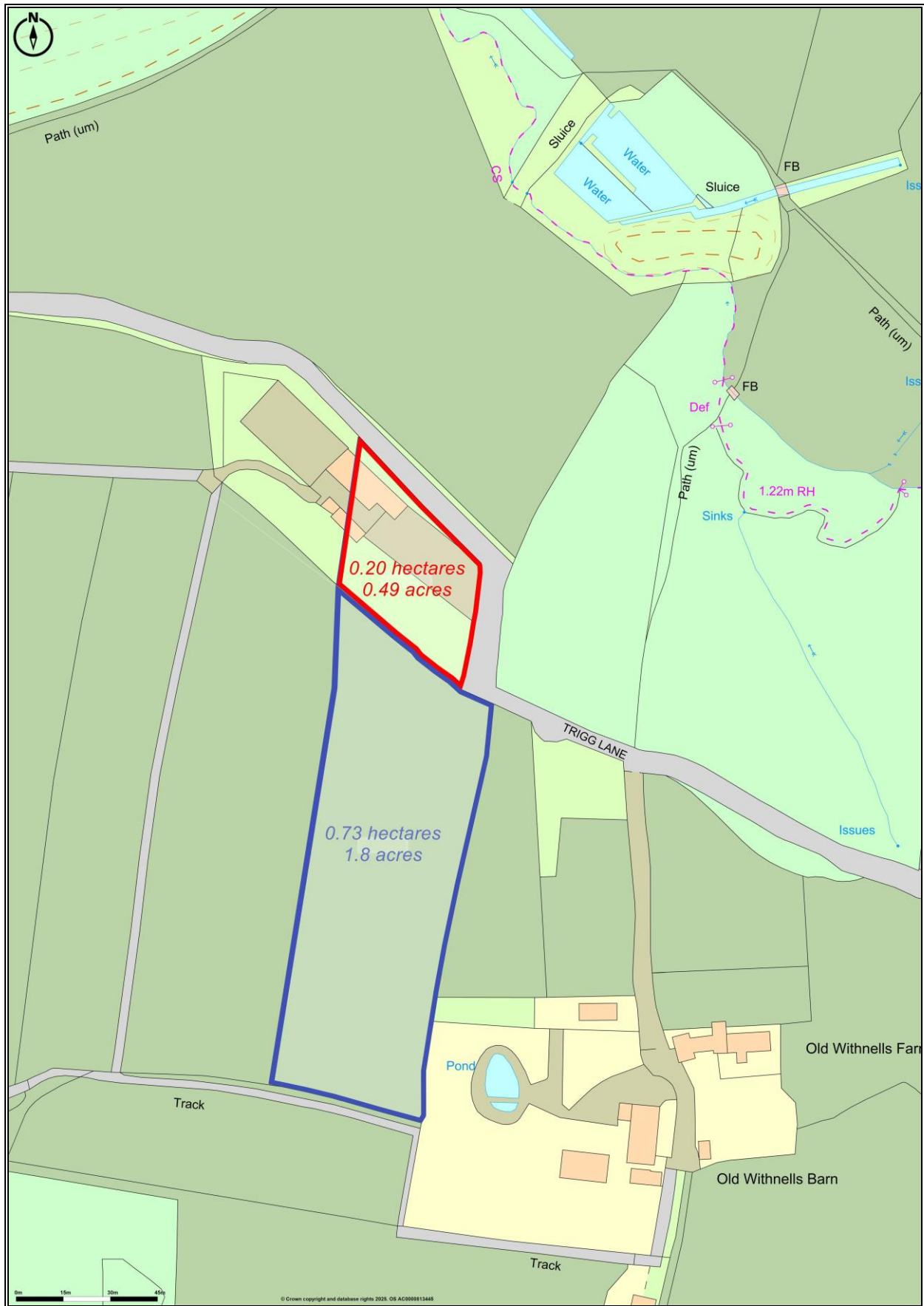
A copy of the Planning Consent is available at our office or on Chorley Borough Council's website [www.Chorley.gov.uk](http://www.Chorley.gov.uk) where full particulars are available.

**CIL:** Buyers acquiring the plot for self-build project can claim exemption from the Community Infrastructure Levy (CIL).

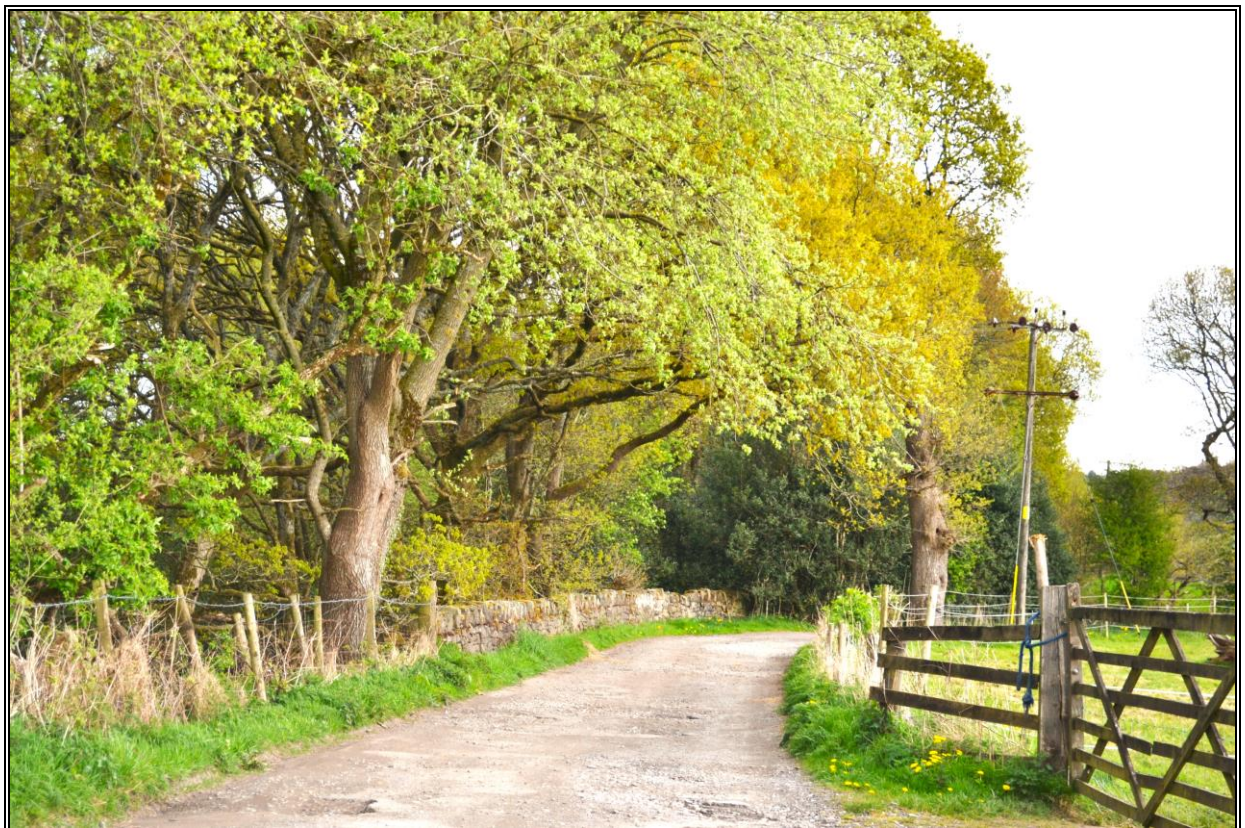
**To View:**

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























# INFORMAL TENDER

(To be submitted by 11am on Thursday, 29<sup>th</sup> May 2025)

on

Building Plot and Paddock  
at  
Old Withnell Stables  
Trigg Lane  
Heapey  
Chorley  
PR6 9BZ

Purchaser(s):

\_\_\_\_\_

\_\_\_\_\_

Address:

\_\_\_\_\_

\_\_\_\_\_

Postcode:

\_\_\_\_\_

Tel: Home

\_\_\_\_\_

Work

\_\_\_\_\_

Mobile

\_\_\_\_\_

Email:

\_\_\_\_\_

Solicitors:

Address:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Offer:

Plot:

£

(words)

\_\_\_\_\_

Offer:

Paddock

£

(Words)

\_\_\_\_\_

Is offer subject to:

Sale of own  
home?

YES/NO

Sale of another  
property?

YES/NO

If YES are contracts exchanged?

YES/NO

If not sold status of sale?

\_\_\_\_\_

Finance: i.e. Bank,  
Building Society, Cash

(Name of Finance Provider)

Maximum amount required: £

\_\_\_\_\_

Has written offer of finance been received?

YES/NO

Signed:

\_\_\_\_\_

Date:

\_\_\_\_\_

Return to: Peter E Gilkes & Company, 44 Market Street, Chorley, PR7 2SE

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

(if sending by email and you do not receive an acknowledgement, please ring to confirm our receipt of Offer  
Tel: 01257 266999)