

**PETER E GILKES & COMPANY**

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**FOR SALE**

**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**

- 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 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**

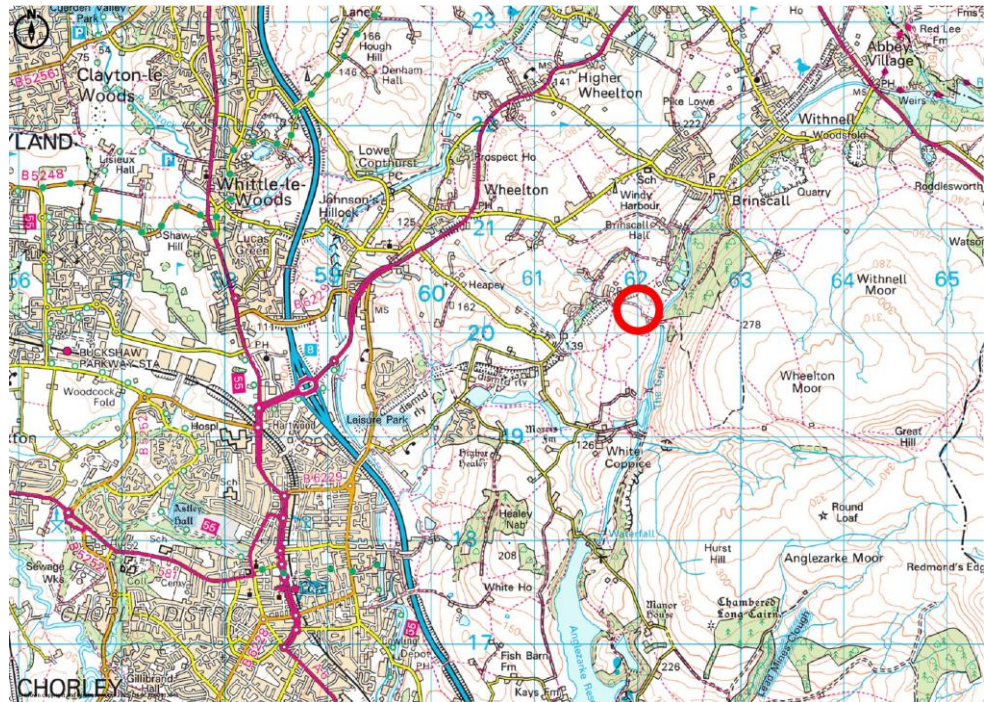
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

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



**Description:** 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.



