

**PETER E GILKES & COMPANY**

44 Market Street, Chorley, Lancashire, PR7  
2SE

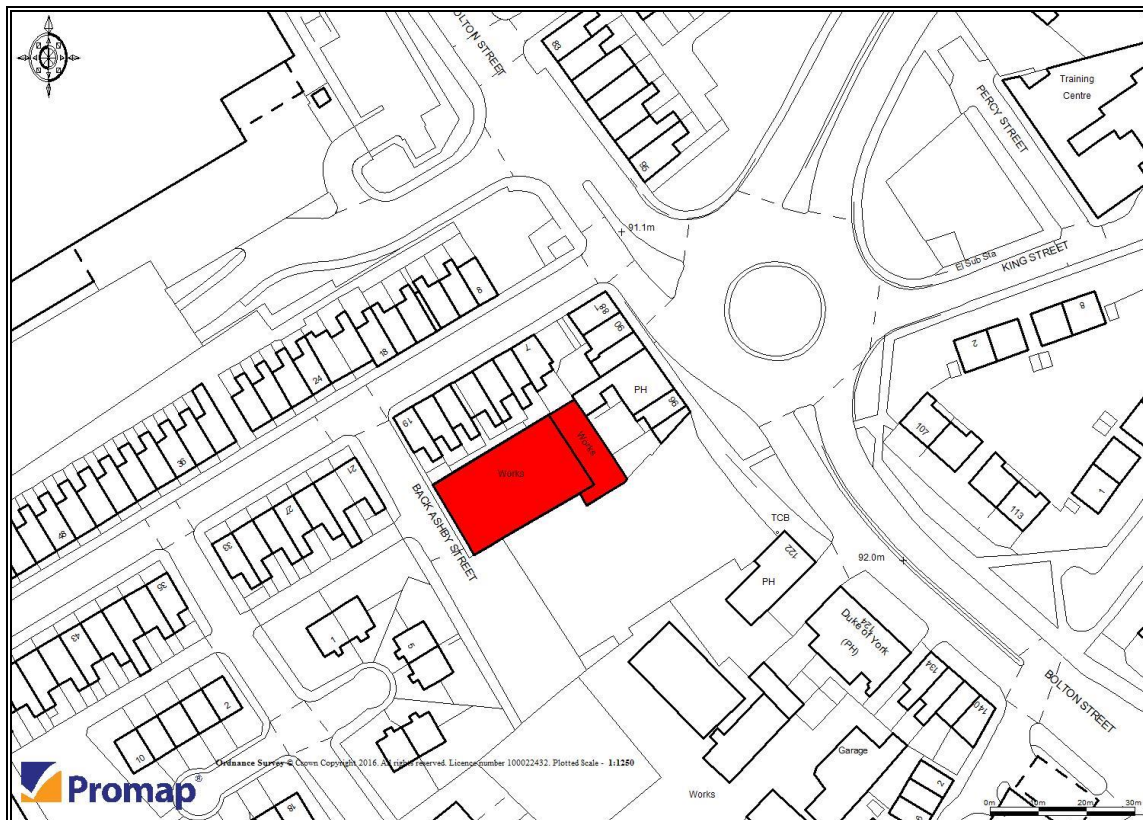
**Tel** 01257 266999 **Fax** 01257 264256

**Email** info@petergilkes.co.uk



**FOR SALE**

**RESIDENTIAL DEVELOPMENT SITE  
BACK ASHBY STREET  
CHORLEY  
PR7 3DR**



**Price: £250,000**

- Planning Consent for 12 one bedroom apartments
- Site area of 0.16 acres (0.06 hectares) or thereabouts
- Convenient established location close to town centre
- No CIL payment

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

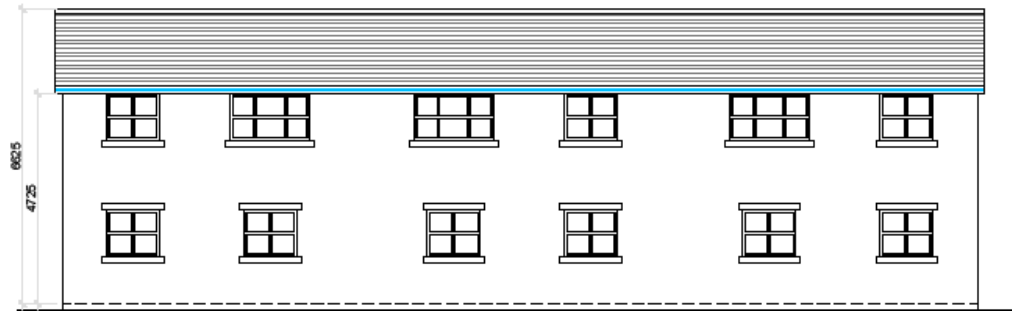


- Description:** The development is on a site formerly occupied by a light industrial unit which is now partly demolished. It occupies a quiet location off Duke Street close to the junction with Bolton Street. It is within short walking distance of the town centre with comprehensive neighbourhood amenities including supermarket.
- The site is likely to appeal to developers/investors who can sell the apartments to first time buyers and/or retain them as a lucrative investment.
- Location:** From the town centre proceed down Market Street and bear left at the junction into Bolton Street. Duke Street is then on the right just before the roundabout.
- Planning:** Online Planning Permission was granted (Application No. 16/00116/OUTMAJ) for the erection of 12 one bedroom apartments in 2 two-storey blocks of six together with resident's parking space or 12 vehicles.
- A copy of the Planning Permission can be provided or can be seen on Chorley Council's website along with all the accompanying and supporting documentation.
- Tenure:** The site is Freehold and free from Chief Rent.
- Services:** Mains electricity, water and gas services are all available for connection as is connection to the main sewer.
- To View:** By visiting the site or by appointment if access is required.

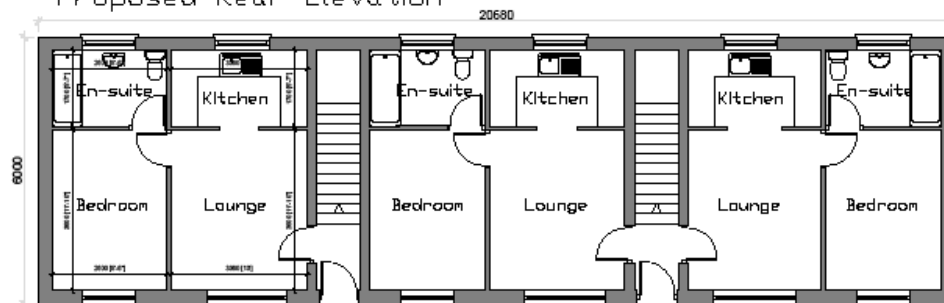
# Back Ashby Street, Chorley, PR7 3DR - Block 1



Proposed Front Elevation



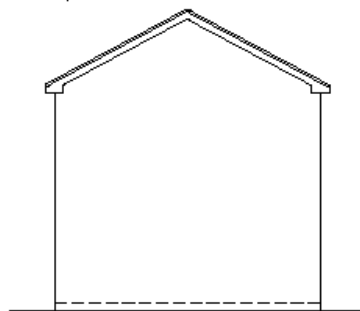
Proposed Rear Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan



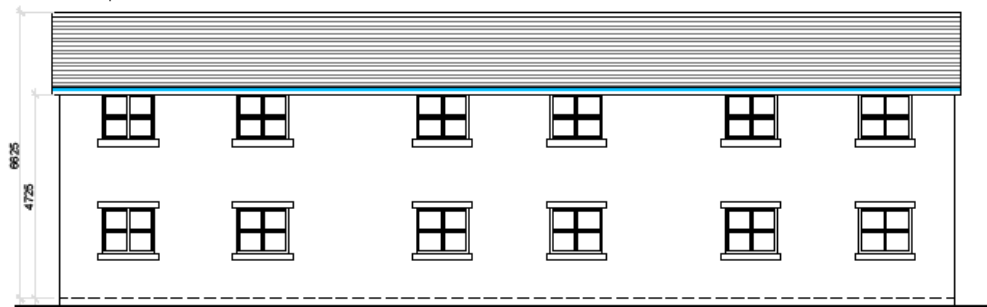
Side Elevation

 <b>bpd Architecture</b> chartered practice <small>Architects &amp; Planning Consultants</small>			
Project <b>Back Ashby Street, Chorley, PR7 3DR</b>			
Title <b>Proposed Plans and Elevations Block 1</b>			
Scale @ A3 1:100	Date Sept 2015	Ref Job 000	Drawn JSWR
Dwg No <b>000/BAS/PL1</b>			Rev -

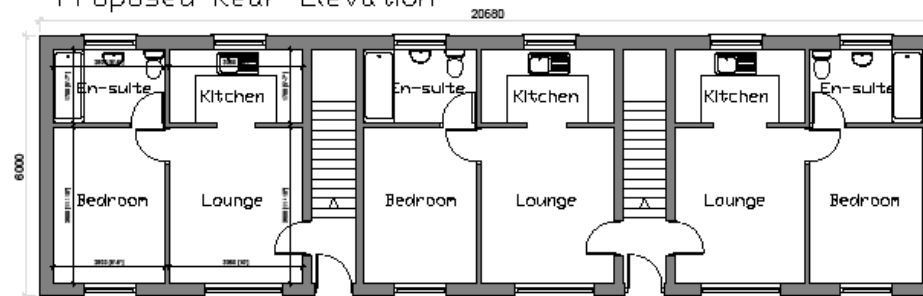
# Back Ashby Street, Chorley, PR7 3DR - Block 2



Proposed Front Elevation



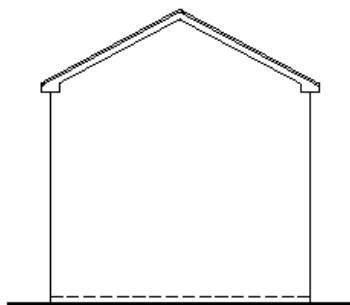
Proposed Rear Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan



Side Elevation

 <b>bpd Architecture</b> chartered practice <small>Architects, Planning, Conservation, RIBA Chartered</small> Tel: 01257 226510 web: www.bpdarch.co.uk email: info@bpdarch.co.uk			
Project <b>Back Ashby Street, Chorley,          PR7 3DR</b>			
Title <b>Proposed Plans and Elevations          Block 2</b>			
Scale @ A3	Date	Ref	Drawn
1:100	Sept 2015	Job 000	JSMR
Dep No	Rev		
<b>000/BAS/PL2</b>	-		