

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999

Email info@peteregilkes.co.uk



FOR SALE

**BUILDING PLOT
at
THROSTLES NEST FARM
BOLTON ROAD
ANDERTON
CHORLEY
PR6 9HN**



Price: £115,000

- 550 sq yards (460 sq m) or thereabouts
- Established semi-rural setting
- Permission for detached residence
- Convenient for comprehensive village amenities
- 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

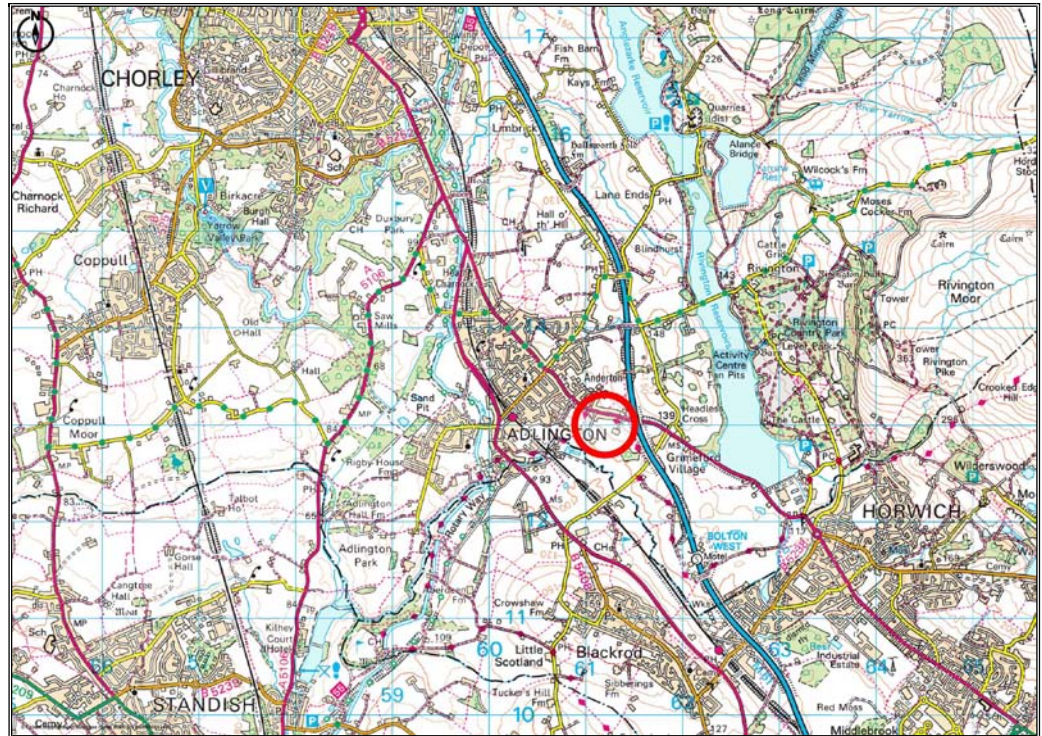
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

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

Description: The Plot is part of the gardens held with the farmhouse and provides potential for erection of an individual residence with several appealing landscaped features.

Comprehensive village amenities are available nearby in the centre of Adlington and the location is convenient for access onto the M61 motorway.

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.

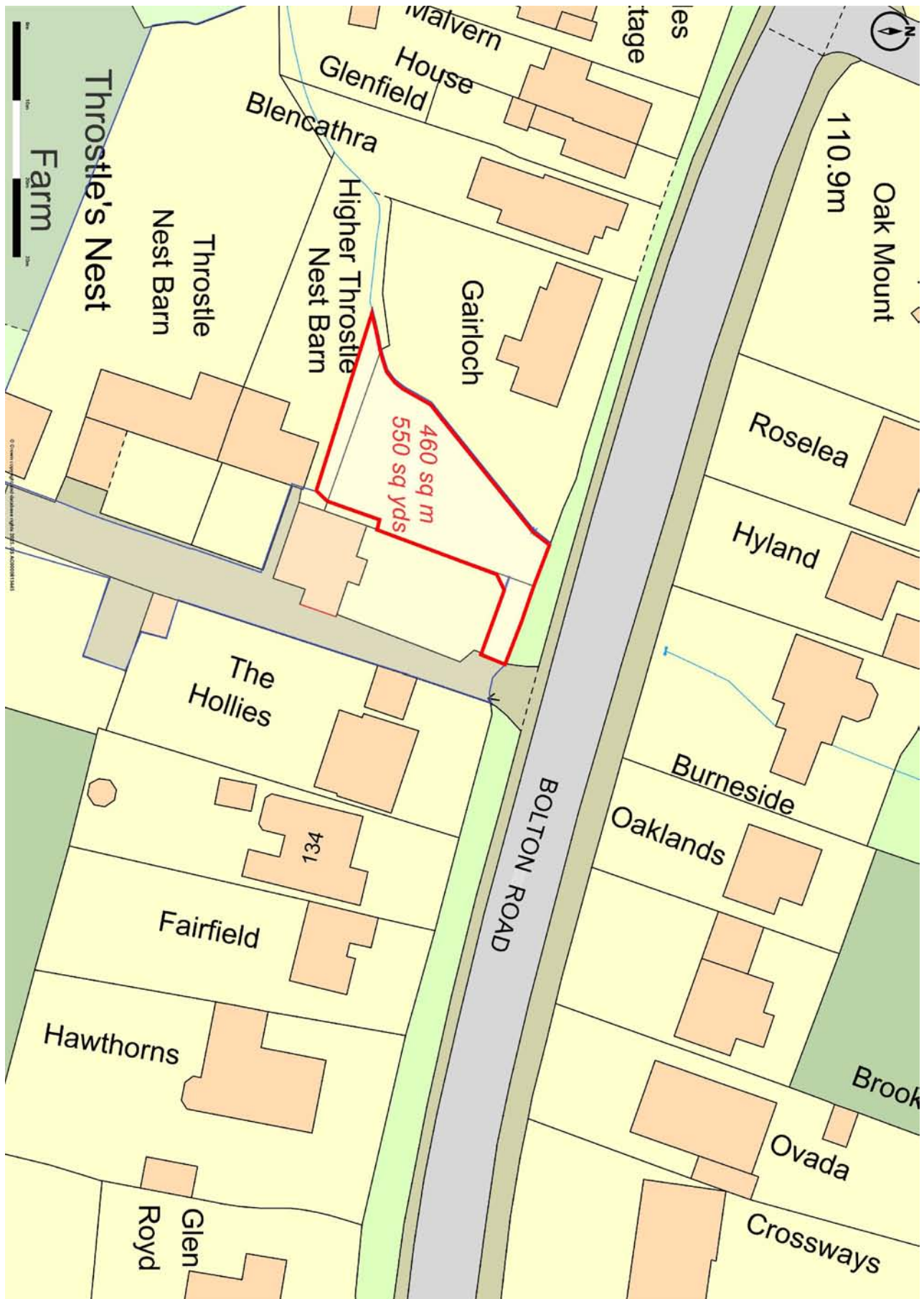
Prospective purchasers are advised to make their own enquiries.

Planning: Planning Permission in Principle for the erection of a single two storey dwelling was granted by Chorley Borough Council on the 14th February 2025 (App. No. 25/00009/PIP).

A copy of the Planning Consent is available at our office or on Chorley Council's website www.Chorley.gov.uk where full particulars are available.

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

To View: By appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.



Building Plot at Throstles Nest Farm, Bolton Road, Anderton, Chorley, PR6 9HN

