



Land at Trigg Road, Chorley, PR6 8TD
For Sale By Informal Tender £200,000



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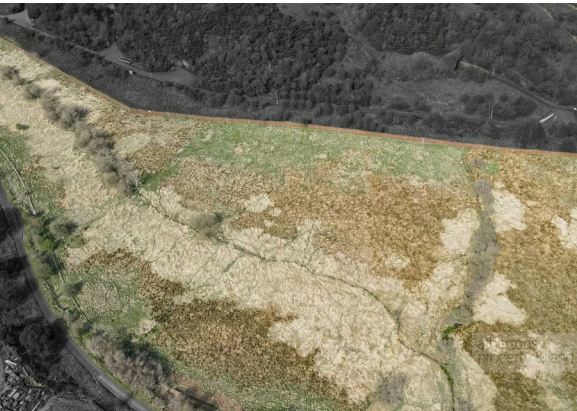
****PLEASE USE THE ATTACHED TENDER FORM TO SUBMIT YOUR BEST AND FINAL OFFER BY 23.05.25****

To be sold by informal tender (tender form attached), this 15 acre (6 ha) plot of land is situated adjacent to Trigg Lane, just off Chapel Lane, and is situated less than a mile from the A674 which provides easy access to the motorway system at Junction 3 of the M65.

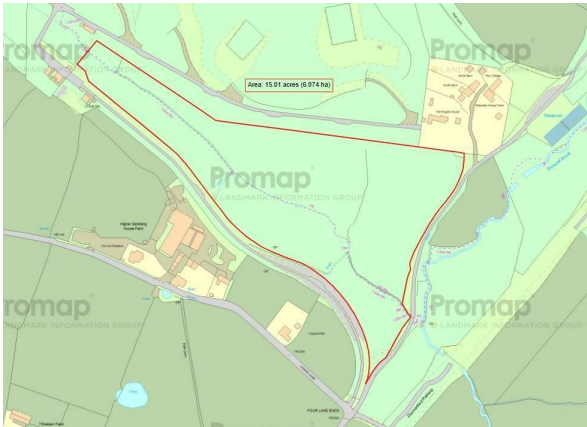
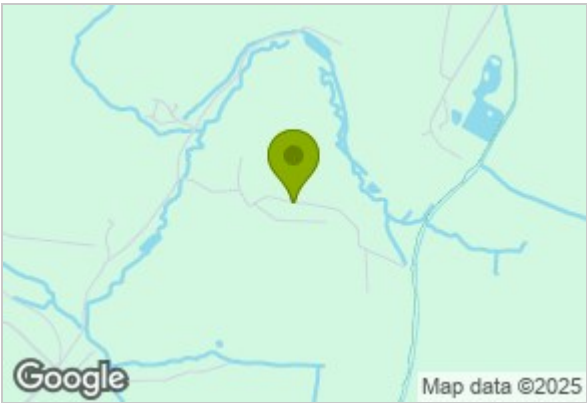
The land has had minimal agricultural processes on it for many years and has largely remained untouched - as a result the land has become overgrown with a wide variety of grasses and rushes across the whole area.

A small brook runs through the middle of the field.

Access to the field is via two existing gateways from Trigg Lane. There are no public rights of way as far as we are aware.



General Remarks and Stipulations



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.