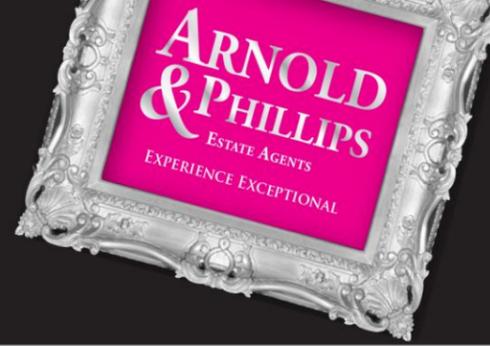


Botany Bay, Chorley



Botany Bay, Chorley



01257 241173  
enquiries@arnoldandphillips.com

arnoldandphillips.com

Offers in Excess of £400,000

arnoldandphillips.com

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

For many, the dream of living with the peace and serenity which accompanies water-side living is the ultimate aspiration. For those individuals, this exciting development opportunity will undoubtedly appeal, secreted away along a private road, and idyllically sited on the banks of the Leeds Liverpool Canal. One should be in no doubt that this characterful stone detached residence is in need of complete renovation, however with some vision and investment, the potential exists here to breathe new life into its accommodation and create a bespoke home to one's individual taste and style.

With those sentiments in mind, one may also wish to consider treating this prospect simply as a building plot, the dream of building one's own property being a common aspiration; the thrilling prospect of taking a piece of land and building a home tailored to one's own specification, subject to the necessary consents. Furthermore, the site may invoke interest from any developers looking to build a collection of homes, again subject to approval. In today's thriving marketplace, land is exceedingly difficult to come by, especially a generous circa half an acre plot such as what is available here, which is what makes this opportunity so rare, particularly given the uniqueness of position which provides such delightful views over the canal.

Despite the serene setting giving the feeling of seclusion, in reality the location is wonderfully convenient, just a short drive from the bustling town centre of Chorley and its abundance of shops and amenities, as well as offering the commuter ease of travel throughout the North-West, with the M6 and M61 motorways being particularly easy to access, ensuring major commercial centres such as Manchester, Preston and Bolton are within easy reach. Available with the benefit of no onward chain, we would strongly recommend an early expression of interest to avoid missing out on this wonderful proposition.

