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PLOT 1, 6 & 8

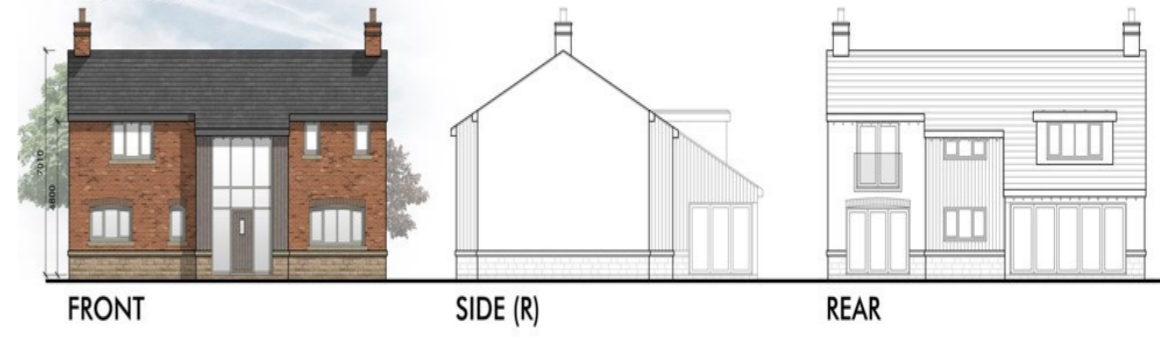


Proposed Buildings	Footprint (m <sup>2</sup> )
Plot 1 - 4H2076	122.02
Plot 1 - Double Garage	38.96
Plot 2 - 4H1834	88.95
Plot 2 - Double Garage	38.96
Plot 3 - 4H2125	108.96
Plot 4 - 4H1834	88.95
Plot 5 - 4H2346	38.96
Plot 5 - 4H1834	122.87
Plot 6 - 4H1834	122.87
Plot 7 - 4H1834	88.95
Plot 7 - Single Garage	21.46
Plot 8 - 4H1834	122.87
Plot 9 - 4H1834	88.95
<b>Total</b>	<b>1082.23</b>

Data Comparison	Footprint (m <sup>2</sup> )
Data Source	1200.23
Total Development	1414
Volume Allowance	1414
Proposed Buildings	1082.23
<b>Total Remaining</b>	<b>331.77</b>

ELEVATIONS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE (L)

- Plot 1 - £725,000
- Plot 2 - £620,000
- Plot 3 - £720,000
- Plot 4 - £550,000
- Plot 5 - £650,000
- Plot 6 - SOLD
- Plot 7 - £650,000
- Plot 8 - £760,000
- Plot 9 - £620,000

Every care has been taken with the preparation of these property details but they are 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. These property details do 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.

Perfectly placed on the fringes of rural Charnock Richard 'Hunters Lodge' is a truly bespoke project, a real 'one off' of very high-end building design and what is sure to be one of the most sought-after prestige developments in the region. Once complete there will be just nine, four-bedroom detached homes and the result will be nothing short of amazing. The development offers both the location and architectural style that is very much in demand and each home and plot has been carefully considered to ensure the very best of modern-day family living.

Designed and built by a renowned local developer, no expense will be spared in each of these special homes and there will be plenty of luxurious features as standard - countryside devotees and urban folk alike will find this stylish development hard to resist. The accommodation of each home will offer in excess of 2500 square feet and the plans show beautifully designed homes that promise an abundance of warmth and texture.

Accommodation highlights will include a welcoming reception hallway, lounge, study, open plan family dining kitchen and living area, utility room, cloaks/wc, four bedrooms, en-suite and family bathroom. There will be options on single and double garage plots. The development rests in a lovely spot within easy reach of the Railway station and the M6 and M61 motorways making it perfect for the commuter. There is also just a short distance to Chorley's bustling town centre along with highly regarded local schools. For more detail, please contact Paula at our Chorley branch.

PLOT 3



PLOTS 2, 4 & 7

ELEVATIONS



PLOT 5

ELEVATIONS



KEY FEATURES

Stunning Bespoke Detached New Builds

Four Bedrooms

Circa in Excess of 2500 Square Feet

Open Plan Living

Sought After Location

Close to Town Centre



Site area edged red:  
0.49 ha / 1.21 acres



Grey dashed outlines denote  
existing buildings to be demolished.

The Oaks

PRESTON ROAD