



Langdale Grove

Guide Price £109,995

Ben Rose Estate Agents are pleased to bring to market a unique opportunity to acquire this plot of land in Whittle-Le-Woods.

The land offers planning permission for a new build dwelling set over three floors.

Please enquire for more information.



DO NOT SCALE DIMENSIONS FROM DRAWING

DETAIL OF PAVING CONSTRUCTION

80mm POROUS TEGULA PAVES WEARING COURSE TO BS 4987 PART 1

50mm THK BEDDING SAND TO BS 6717: PFA > 100%

200mm SUB BASE BTP UNCOMPACTED MARI

CROSS SECTION EQUIVALENT TO 1 IN 40

125x255 PRECAST CONCRETE KERB ON 150 GRADE C7.5 CONCRETE BED AND BACKING

FALL 1 IN 30

DETAIL OF FENCE TYPE 'A' SCALE 1:50

PERIMETER FENCE 1800mm CTRD MAX. TYPE TO BE CONFIRMED SPECIFIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

DETAIL OF FENCE TYPE 'A' SCALE 1:50

PERIMETER FENCE TO BE TIMBER POSTS WITH WIRE FENCE. TYPE TO BE CONFIRMED SPECIFIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

PLANTING ADDITIONAL NOTES:

- PLANT ABBREVIATION WITH NUMBER IN CIRCLE DENOTES PLANTING QUANTITIES PER INDIVIDUAL BEDS.
- BASED ON KEYSTONE DESIGN ASSOCIATES (ORG. NO. A007/144/P/01)
- PLANTING TO BE CARRIED OUT DURING SUITABLE CONDITIONS WITHIN NORMAL PLANTING SEASON (NOVEMBER - MARCH). SEEDING DURING SUITABLE CONDITIONS IN SPRING OR PLANTS AUTUMN. ALTERNATIVELY AT OTHER TIMES BUT USING ONLY CONTAINER GROWN AND DEPENDENT ON EXTRA WATERING FOR ALL PLANT ESTABLISHMENT.
- CONTAINER GROWN TREES/SPECIMEN SHRUBS: PITS 450x450x450MM BACKFILLED WITH 3 PARTS TOPSOIL (IMPORTED IF NECESSARY) MIXED WITH 1 PART PEAT-FREE PLANTING COMPOST # 4 AND 150GM CONTROLLED-RELEASE, 2-YEAR EFFECTIVE 15+9+9+3 FERTILISER TABLETS. SOAK ROOTBALL BEFORE AND WATER AFTER PLANTING; MULCH PIT AREA TO A DEPTH OF 75MM USING COMPOSTED BARK WITH SIZE RANGE 30'S WITHIN 50-100MM; AFTER PLANTING AND WATERING.
- ORNAMENTAL SHRUB AND GROUND COVER PLANTING MIN 450MM DEPTH TOPSOIL: PITS 300x300x300MM UNLESS SPECIFIED LARGER; BACKFILLED WITH 3 PARTS TOPSOIL (IMPORTED IF NECESSARY) MIXED WITH 1 PART PEAT-FREE PLANTING COMPOST # 2 AND 150GM CONTROLLED-RELEASE, 2-YEAR EFFECTIVE 15+9+9+3 FERTILISER TABLETS; MULCH PLANTING BEDS TO A DEPTH OF 75MM USING COMPOSTED BARK WITH SIZE RANGE 30'S WITHIN 50-100MM; AFTER PLANTING AND WATERING.
- TOPSOIL: MIN DEPTH 150MM FOR GRASSED AREAS & 450MM FOR PLANTING AREAS; PREPARATION INCLUDING GRADING TO MARRY IN LEVELS INCLUDING FINISHING 25MM ABOVE ADJACENT HARD SURFACES; KERBS, INSPECTION COVERS ETC. AND MIN 150MM BELOW DAMP PROOF COURSE LEVEL; CULTIVATION, AND STONE-PICKING TO 50MM DIMENSION.
- GRASSED AREAS: TURF WITH LOW-MAINTENANCE DROUGHT-TOLERANT HIGH-STABILISATION AMENITY MIX TURF; WATER WELL.
- MAINTENANCE: YEAR 1: INCLUDE WATERING DURING ESTABLISHMENT; GRASS CUTTING; HAND WEEDING AND LITTER PICKING AS NECESSARY; REPLACEMENT PLANTING AND TOP-UP OF MULCH; YEAR 2: GRASS CUTTING; WEEDING AND LITTER PICKING AS NECESSARY; PRUNE PLANTING ONLY AS NECESSARY TO AVOID OBSTRUCTION AND OVERHANGING TO PATHS, PARKING, LIGHTS, SIGNS, CCTV ETC.; REPLACEMENT PLANTING AS NECESSARY TOP-UP OF MULCH; YEARS 3 - 5: GRASS CUTTING; WEEDING AND LITTER PICKING AS NECESSARY; PRUNING AND REPLACEMENT PLANTING AS YEAR 2.

CONFIGURATION

SITE AREA 615m²
TOTAL INTERNAL FLOOR AREA 176m²
GARAGE FLOOR AREA 19m²

ELECTRICAL KEY

- SYMBOL TYPE LIGHT FITTING
- SYMBOL SWITCH (ONE WAY)
- SYMBOL SWITCHED SOCKET
- SYMBOL SWITCHED SOCKET (HIGH LEVEL)
- SYMBOL FAN
- SYMBOL T.V. AERIAL SOCKET
- SYMBOL WIRE POINT
- SYMBOL SMOKE DETECTOR
- DOTTED HOODLINE
- DOTTED LINE OR DOTTED-DASH LINE
- DOTTED STRUCTURAL WALL IN CONCRETE BLOCK
- DOTTED STRUCTURAL WALL IN BRICK
- DOTTED NON STRUCTURAL STUD WALL
- DOTTED INSULATION

KEY SURFACING

PAVING SPECIFICATION

- TARMAC TO BE 300mm THK WITH POROUS PROPERTIES
- PAVING TO BE 600x300x35mm CONCRETE FLAHS WITH POROUS PROPERTIES
- DENOTES TURFED AREA

A	Landscaping Amended	18/04/18	JCH
Rev.	Amendments	Date	By

Keystone Design Associates Ltd.

Registered Office
31 Church Street
Bury
Lancashire
BL9 9JF
Tel: 01257 488900
Fax: 01257 720901
Email: info@keystonedesign.co.uk

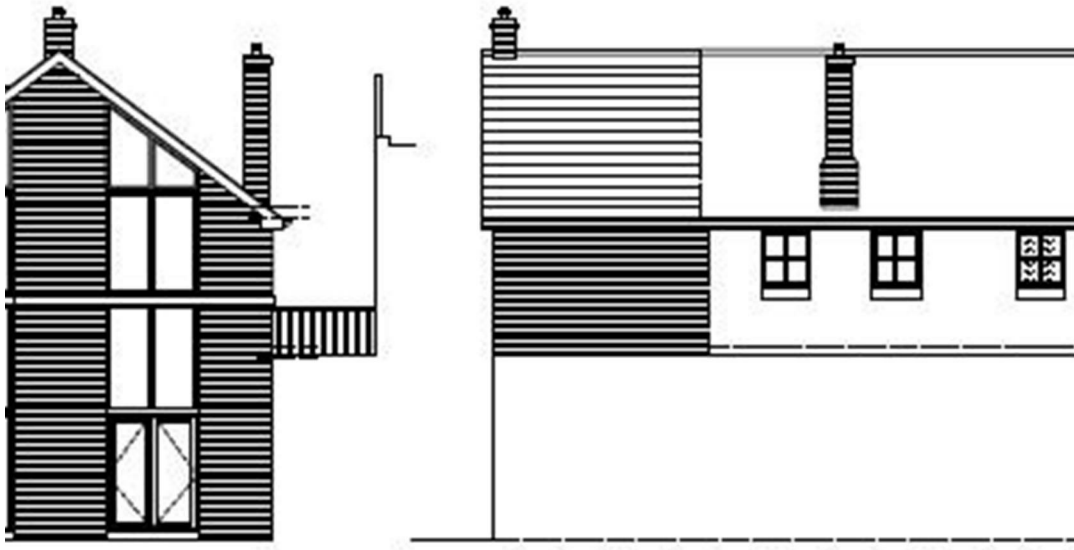
PROJECT ADDRESS
30 LANGDALE GROVE
CHORLEY

PROJECT TITLE
NEW DWELLING DEVELOPMENT

DRAWING TITLE
SITE GA

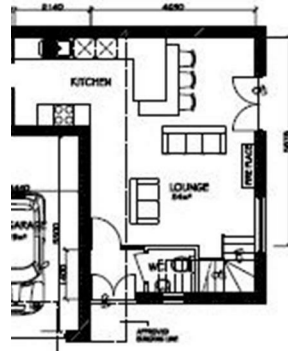
Client	MR J ELLIS	Scale	1:100@A1
Drawn	FB	Checked	Date 23/09/16
Drawing No.	A016/093/BR/08	Revision	A

This drawing & contents are the property of Keystone Design Assoc. Ltd. Unauthorised reproduction of the whole or any part thereof is an offence. Copyright and may lead to prosecution of civil proceedings.

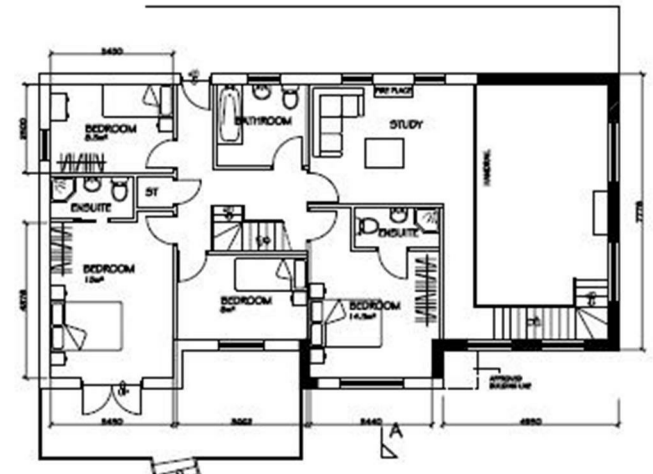


FRONT ELEVATION

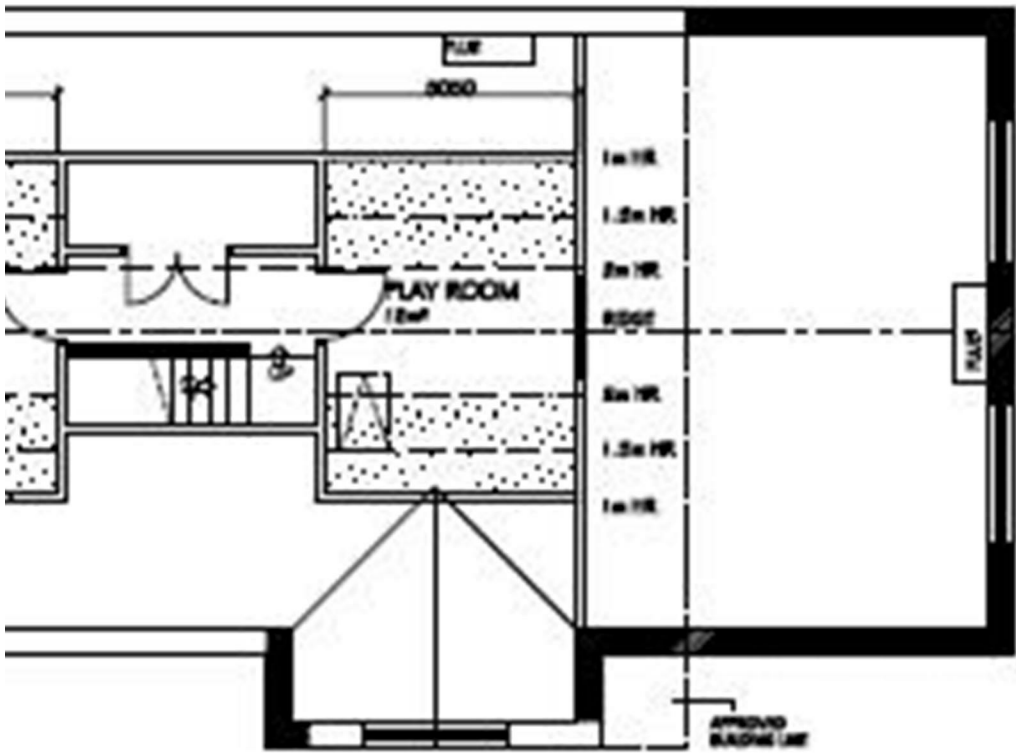
REAR ELEVATION



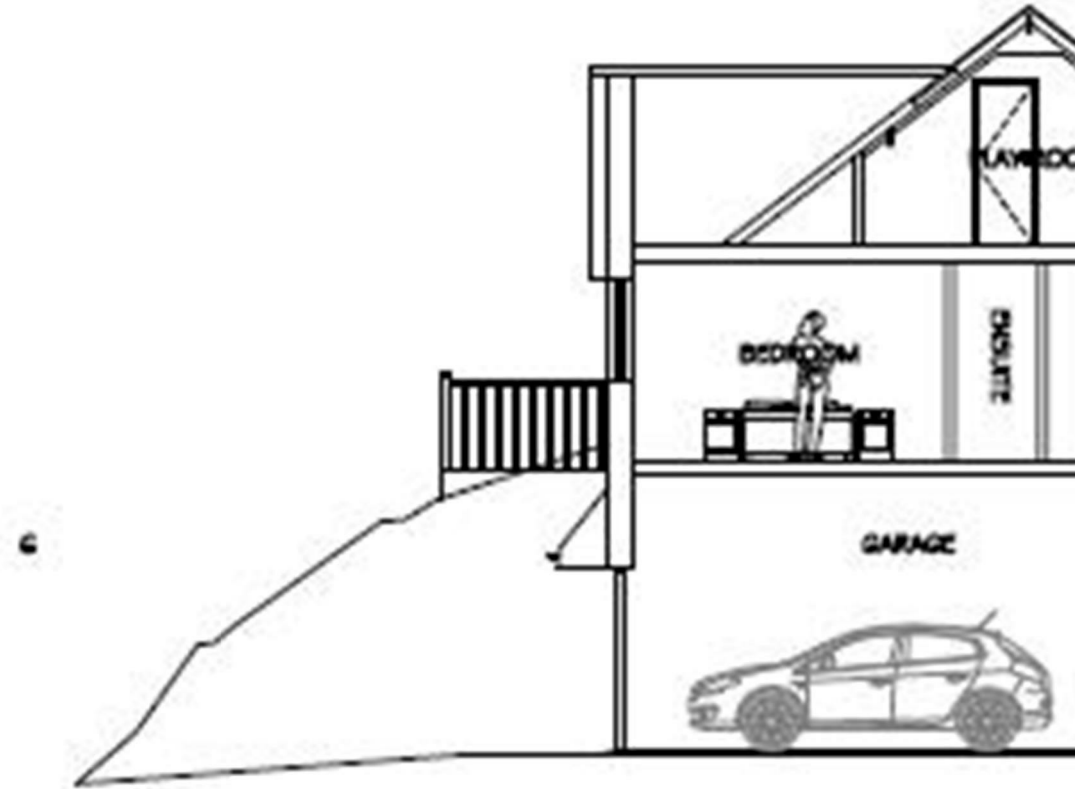
GROUND FLOOR
50.62m²
1,405.26sqft



GROUND FLOOR
100% FLOOR AREA 85.94m²

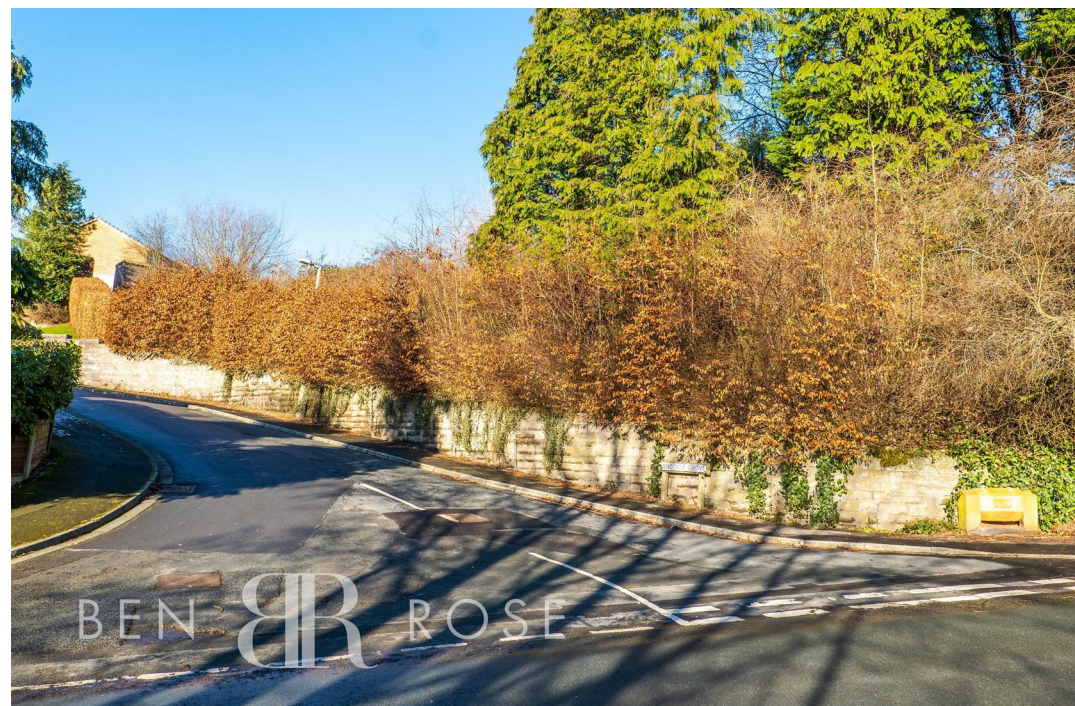


A




BASIC SECTION SCALE 1:100

FLOOR PLANS SCALE 1:100



We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC	