



**Hollinshead Street, Chorley**

**Offers Over £449,995**

**\*\*DISCLAIMER - THE CGI PHOTOS ON THIS ADVERT ARE FOR MARKETING PURPOSES ONLY AND NOT REPRESENTATIVE OF FINAL PRODUCT \*\***

## DEVELOPMENT OPPORTUNITY

Circa 0.36 acres

Ben Rose Estate Agents are delighted to bring to market a significant Chorley landmark that was originally 'The Swan With Two Necks' pub. This Grade 2 listed building is steeped in history and is situated in a prime town centre location with excellent local amenities such as supermarkets, micro breweries and restaurants all within walking distance. There is also the Chorley train station located nearby with direct routes to both Manchester and Preston.

The site is being marketed to housing developers who are keen to take on their next project. The development has had plans approved for the original building that is currently standing to be converted along with a new side extension to incorporate 18 modern style apartments ranging from 1-2 bedrooms situated over four floors.

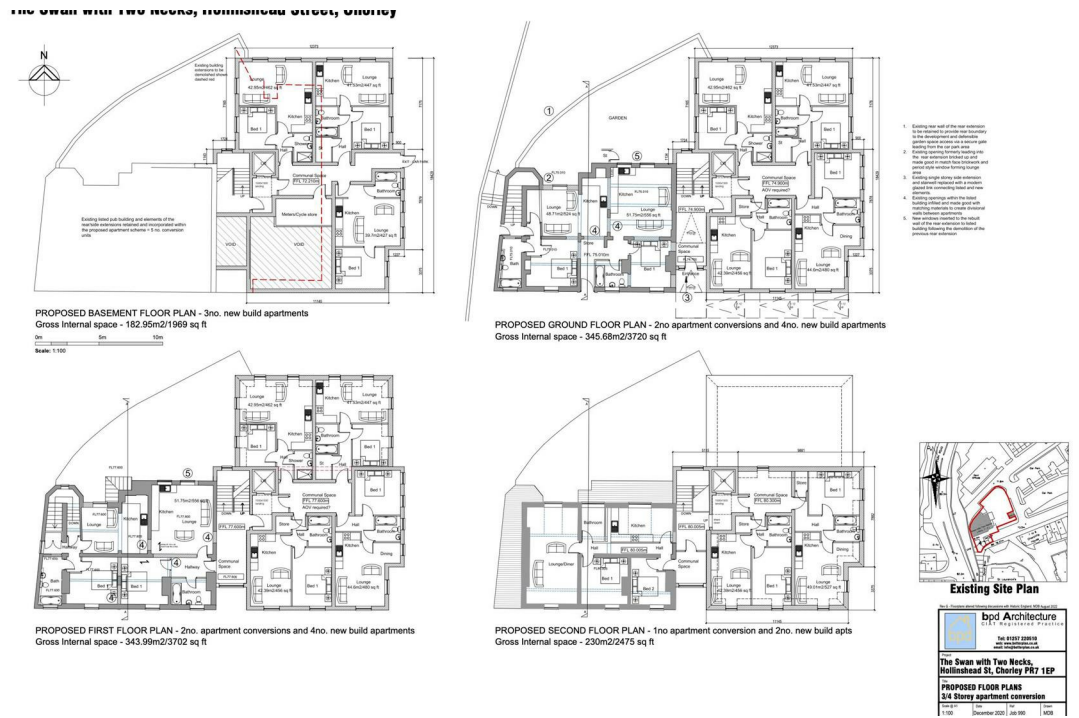
Externally there is a private car park for the development with parking bays for each apartment. This gives easy access to Astley Park across the street as well as Chorley town centre.

If you're interested or want any more information regarding the site or proposed plans, then please do get in touch with our Chorley office.



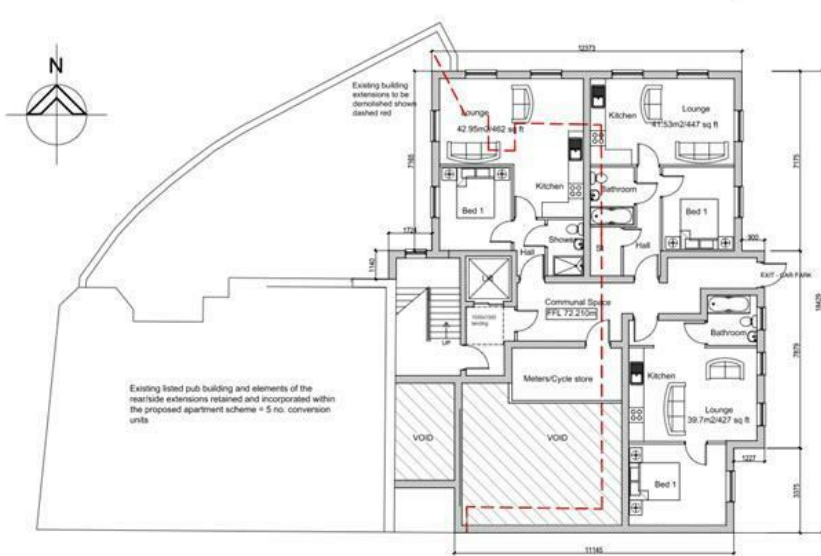




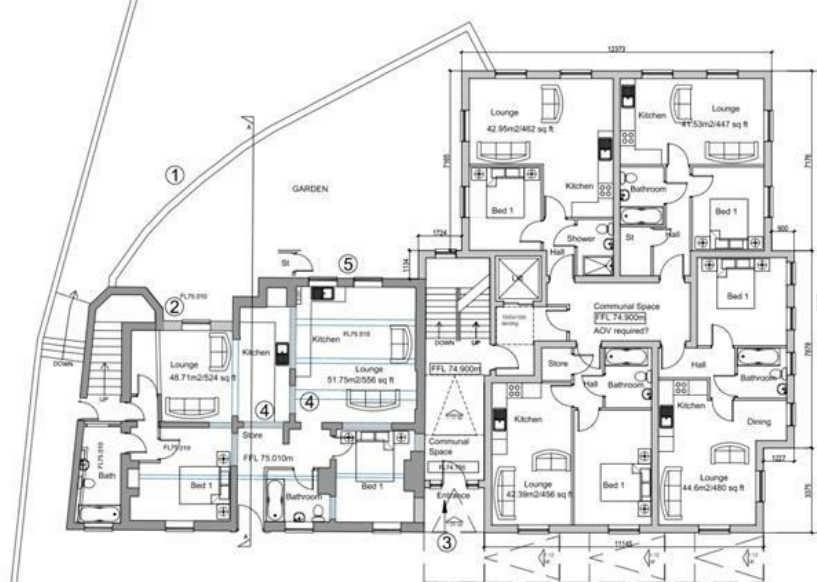
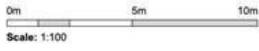




## The Swan with Two Necks, Hollinshead Street, Chorley

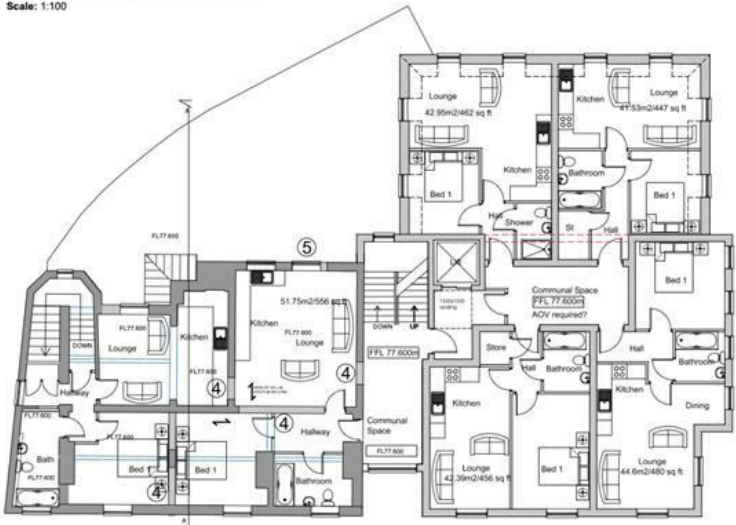


**PROPOSED BASEMENT FLOOR PLAN - 3no. new build apartments**  
Gross Internal space - 182.95m<sup>2</sup>/1969 sq ft

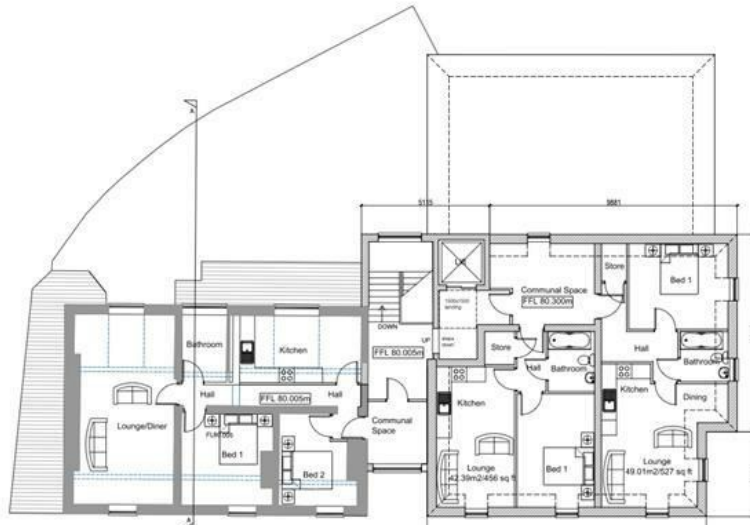


**PROPOSED GROUND FLOOR PLAN - 2no. apartment conversions and 4no. new build apartments**  
Gross Internal space - 345.68m<sup>2</sup>/3720 sq ft

- Existing rear wall of the rear extension to be retained to provide rear boundary to the development and defensible garden space access via a secure gate leading from the car park area.
- Existing opening formerly leading into the rear extension to be bricked up and made good in match face brickwork and period style window forming lounge area.
- Existing single storey side extension and stairwell replaced with a modern glazed link connecting listed and new elements.
- Existing openings within the listed building infilled and made good with matching materials to create divisional walls between apartments.
- New windows inserted to the rebuilt wall of the rear extension to listed building following the demolition of the previous rear extension.



**PROPOSED FIRST FLOOR PLAN - 2no. apartment conversions and 4no. new build apartments**  
Gross Internal space - 343.99m<sup>2</sup>/3702 sq ft



**PROPOSED SECOND FLOOR PLAN - 1no. apartment conversion and 2no. new build apts**  
Gross Internal space - 230m<sup>2</sup>/2475 sq ft



**Existing Site Plan**

Prepared by **bpd Architecture**  
CIAT Registered Practice  
Tel: 01257 229510  
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info@bpdarchitecture.co.uk

Project: **The Swan with Two Necks, Hollinshead St, Chorley PR7 1EP**

Drawn: **PROPOSED FLOOR PLANS**  
3/4 Storey apartment conversion

Scale: A1	Date: December 2023	Ref: Job 990	Drawn: MCB
Drawn: 1:100			
Day: 990/STN/PL1			Rev: G

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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