



Clancutt Lane, Coppull, Chorley

Guide Price £55,000

Ben Rose Estate Agents are pleased to present to market this exciting development opportunity for a two-bedroom dormer bungalow in the desirable area of Coppull. This property has drawn-up plans in place and outline planning permission granted. Coppull is well-regarded for its community feel and convenient amenities, including local shops, schools, and excellent travel links to nearby towns and cities.

Upon entering the proposed ground floor, the plans envision a welcoming hall that leads into a spacious lounge/diner, ideal for family gatherings and entertaining. Adjacent to this is a kitchen/breakfast room, perfect for casual dining and morning routines. The ground floor also includes a conveniently located WC, enhancing the practicality of the layout.

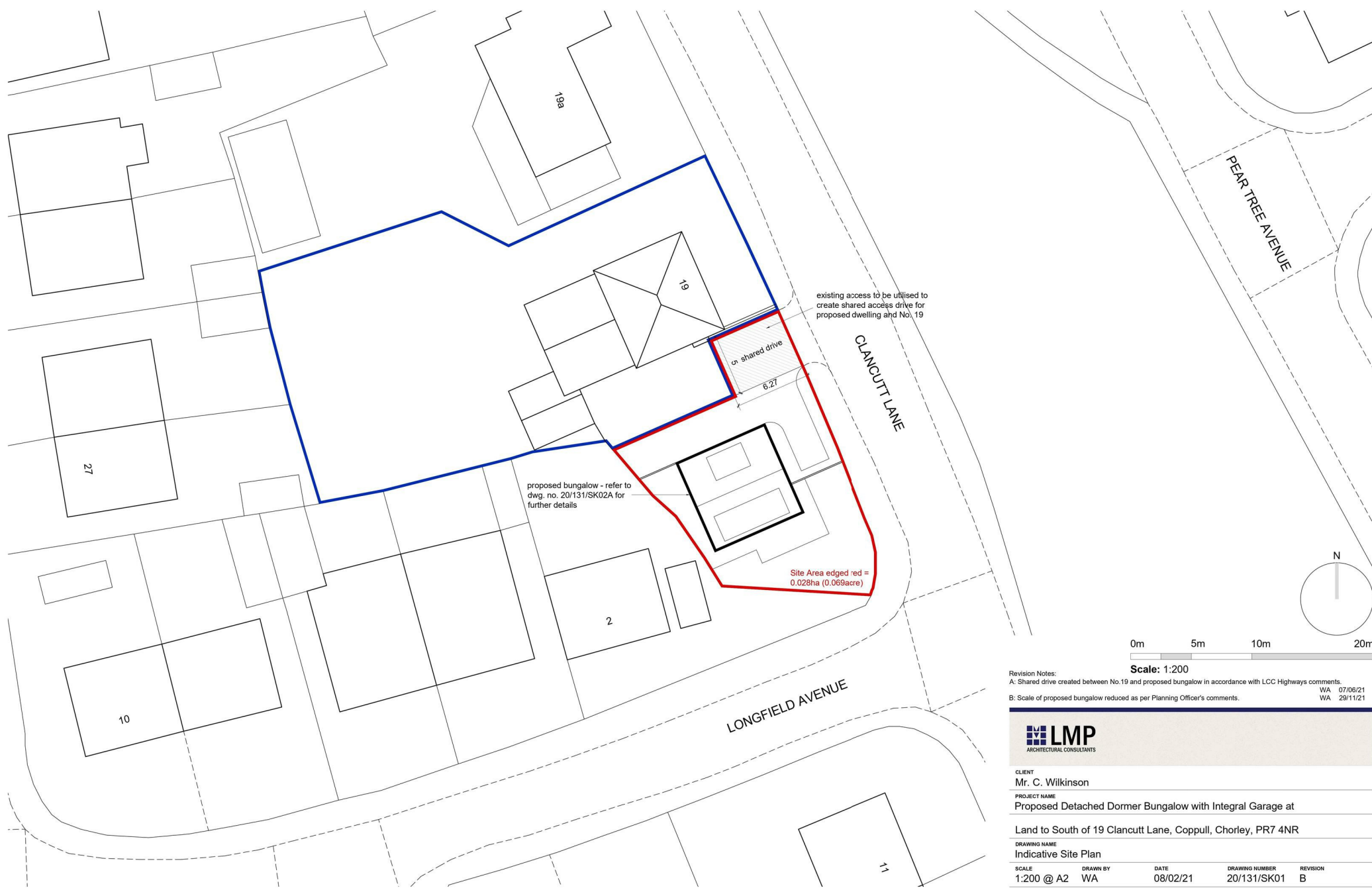
Moving to the first floor, the plans outline a comfortable master bedroom and a second double bedroom, both designed to provide ample living space and comfort. A family bathroom is included in the design, ensuring convenience and functionality for the household. Additional storage space is also planned, catering to all your storage needs.

Externally, the property would benefit from a shared driveway, providing off-road parking. The surrounding gardens offer potential for landscaping and creating a private outdoor retreat.

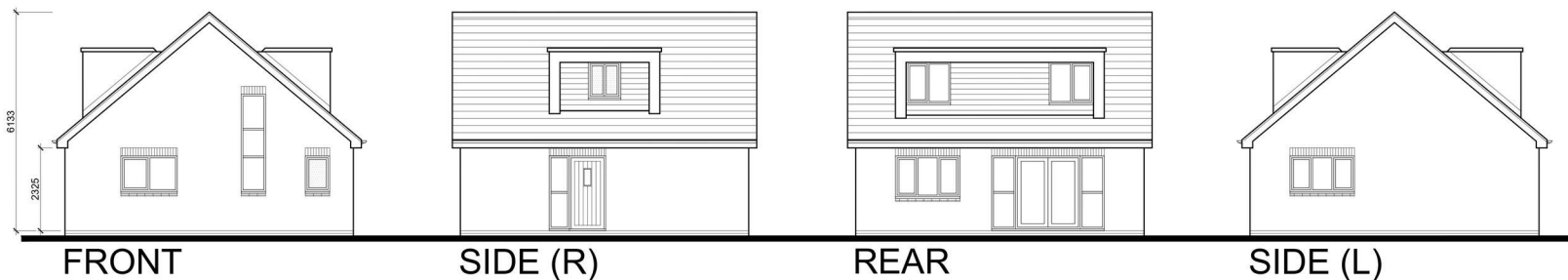
This project is ideal for developers or buyers looking to create a personalized living space in a sought-after location.

Planning ref- 21/00162/OUT

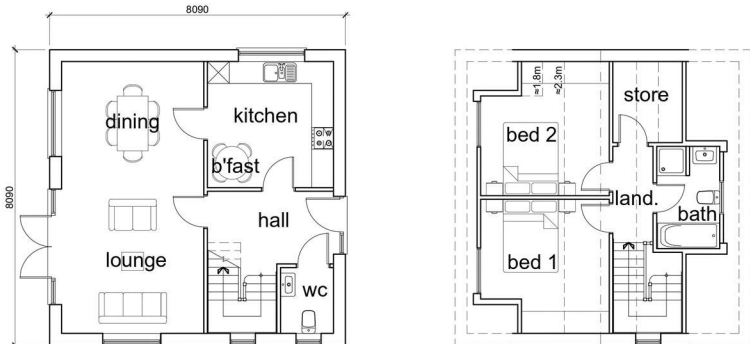
Documents available at: <https://planning.chorley.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QOBRDWETHF000>



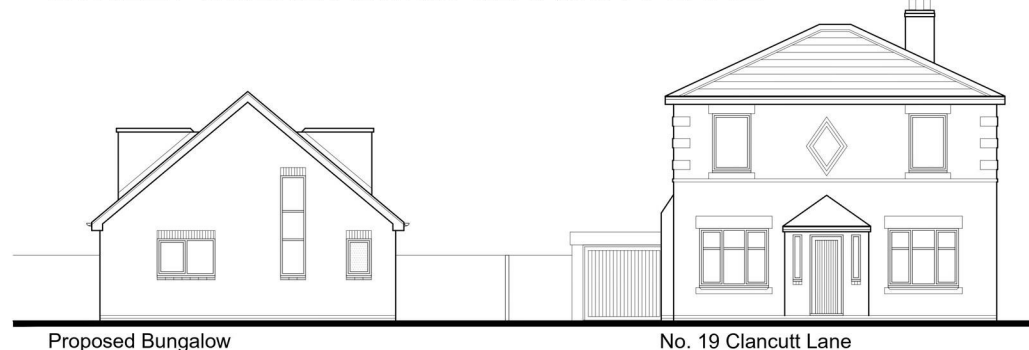
ELEVATIONS



FLOOR PLANS




STREET SCENE ALONG CLANCUTT LANE





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		
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