



**Lodge Bank, Brinscall, Chorley**

**Offers Over £500,000**

Ben Rose are pleased to present to market an incredible opportunity to acquire land with plans for the erection of an ultra modern, detached dwelling on circa 0.8 acres of land. The land originally was the boarding kennels, where the building still stands today and, upon demolition, will provide the perfect space for one of the most impressive dwellings to be constructed in the area. The site also has new paid for services of both electric and a new water feed.

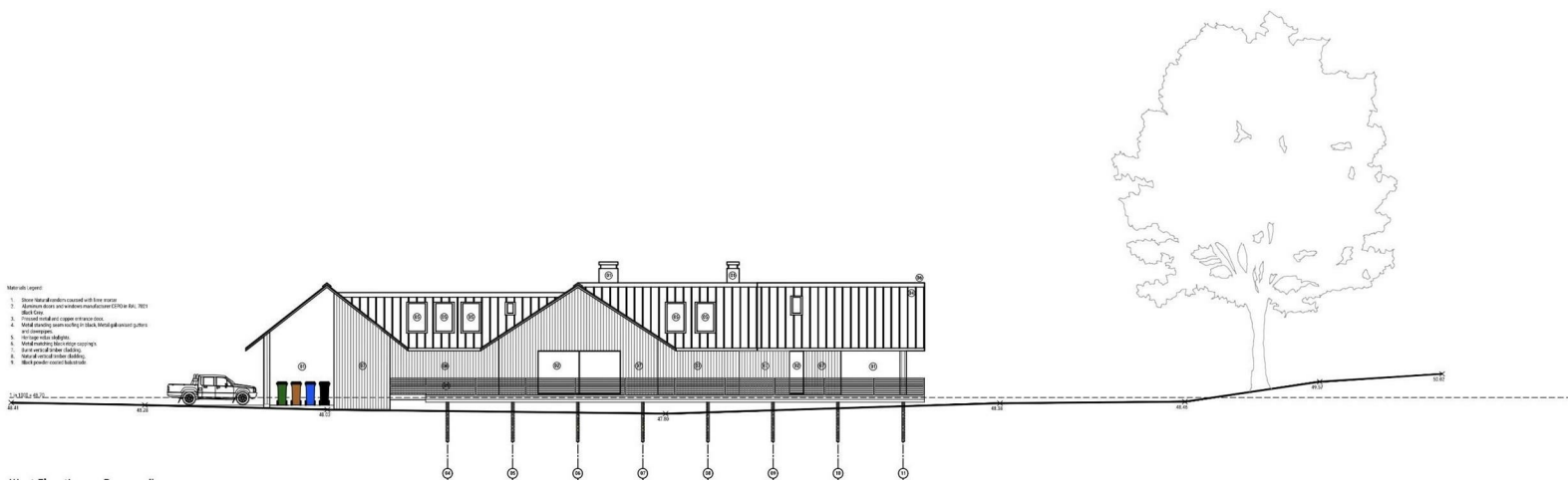
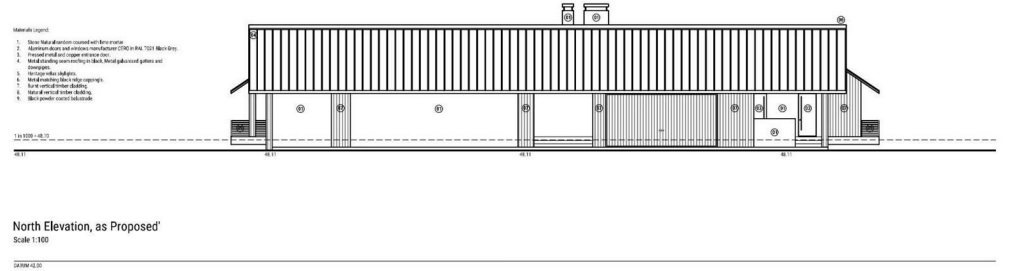
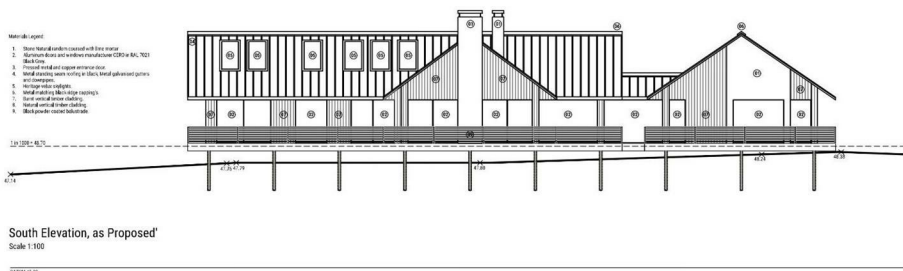
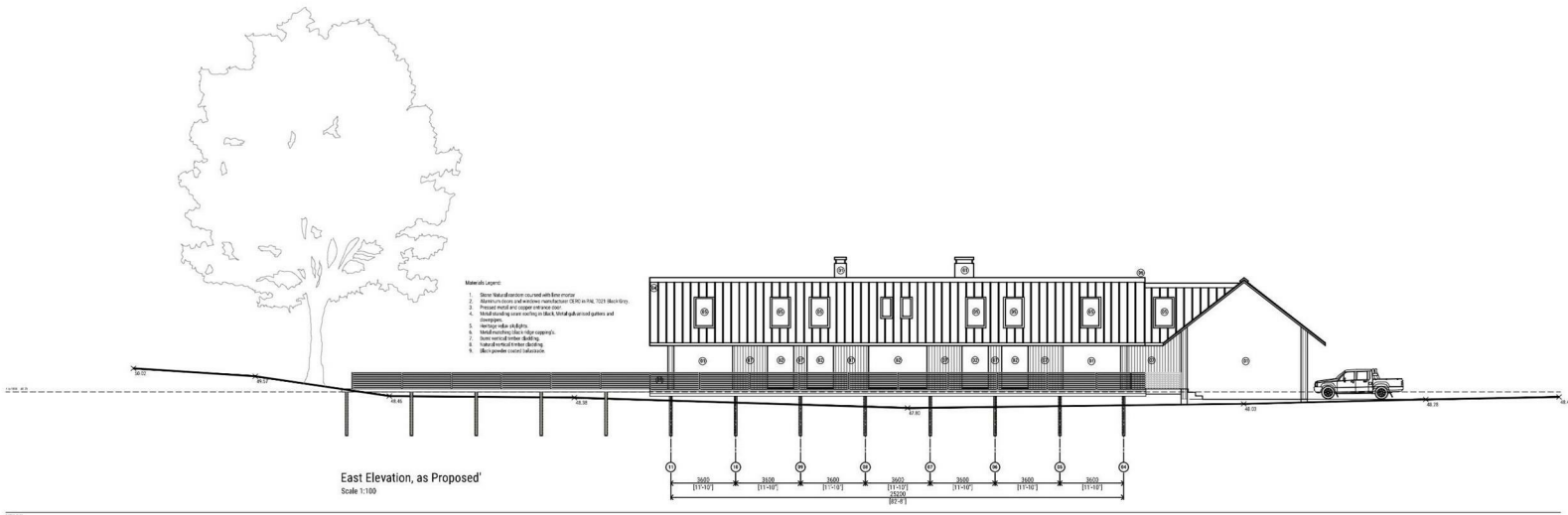
Set amongst peaceful woodland down a private, leafy road and in the picturesque Lodge Bank in Brinscall, this creates a highly unique opportunity for private buyers or developers in the area.

**\*\*STRICTLY VIEWED BY APPOINTMENT ONLY\*\***

For more information about the land or the planning for the dwelling, please get in contact with our Chorley office

Planning Ref - 24/00511/FUL

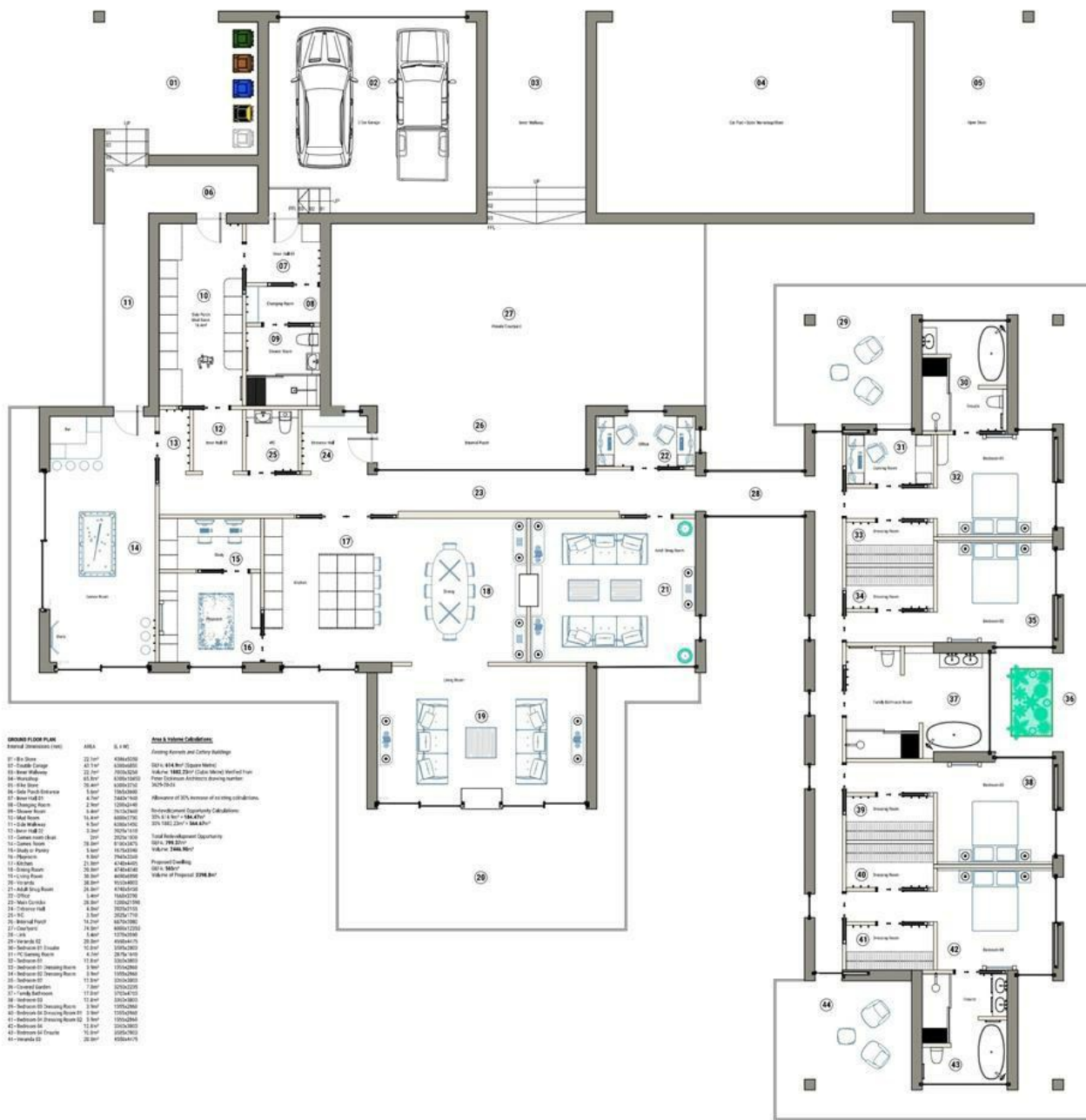




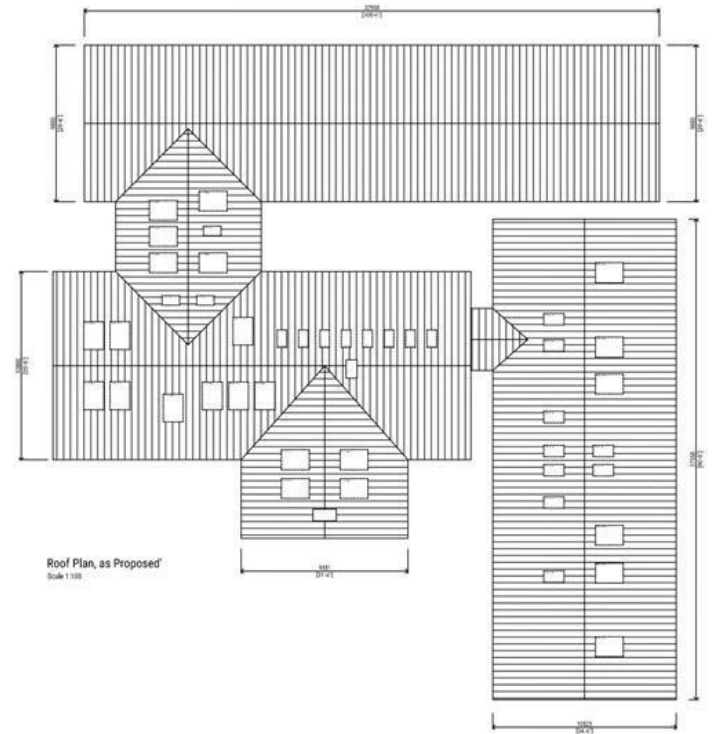
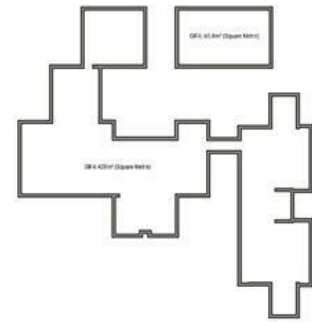








Floor Plan, as Proposed  
Scale 1:50



Roof Plan, as Proposed  
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
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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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