

PETER E GILKES & COMPANY

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FOR SALE

**RESIDENTIAL DEVELOPMENT LAND AT
KNOWLE FARM
BLACKBURN ROAD
GREAT KNOWLEY
CHORLEY
PR6 8TN**



Price: Offers Over £9,500,000

- 9 hectares (22.52 acres)
- Allocated for residential development
- Attractive and convenient setting
- Close to all amenities, town centre and motorway intersections

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes & Company has any authority to make or give any representation or warranty whatsoever in relation to this property.



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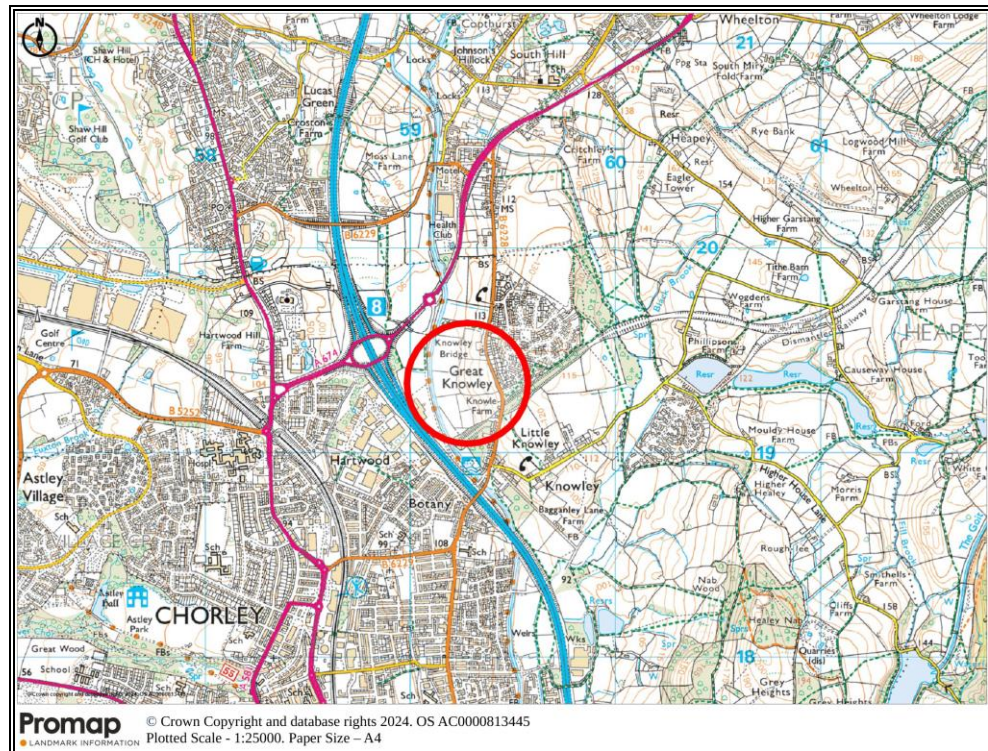
Peter E Gilkes FRICS | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

Description:

The extensive site is currently semi rural in character and enjoys a most attractive setting from where there are panoramic views stretching across to the coast yet it is close to comprehensive amenities, access into the town centre and onto the M61 motowary intersection providing easy links for commuters and the whole of the north west region.

It has the additional appeal of extensive waterside frontage to the Leeds Liverpool Canal and is within strolling distance of Johnson Hillocks regarded as one of prettiest set of locks on the waterways.

The adjoining site of 2.3 hectares (6.5 acres) is also available

Location:**Planning:**

In Chorley Council's Local Plan (2012-2026) the site is part of a larger area allocated for a mix of employment and housing use, subject to Policies HS1.8 and EP1.

The northern portion of the allocation is currently being developed for employment/commercial use and from discussions with the Planning Officer residential development would be welcome on the remaining land.

Pre Application Advice has been received from Lancashire County Council Highways which confirms access onto Blackburn Road is permissible, subject to design. Internal service roads will be required to comply with standard gradients.

An Ecology Survey and Report has been commissioned to establish the Biodiversity Net Gain likely requirements.

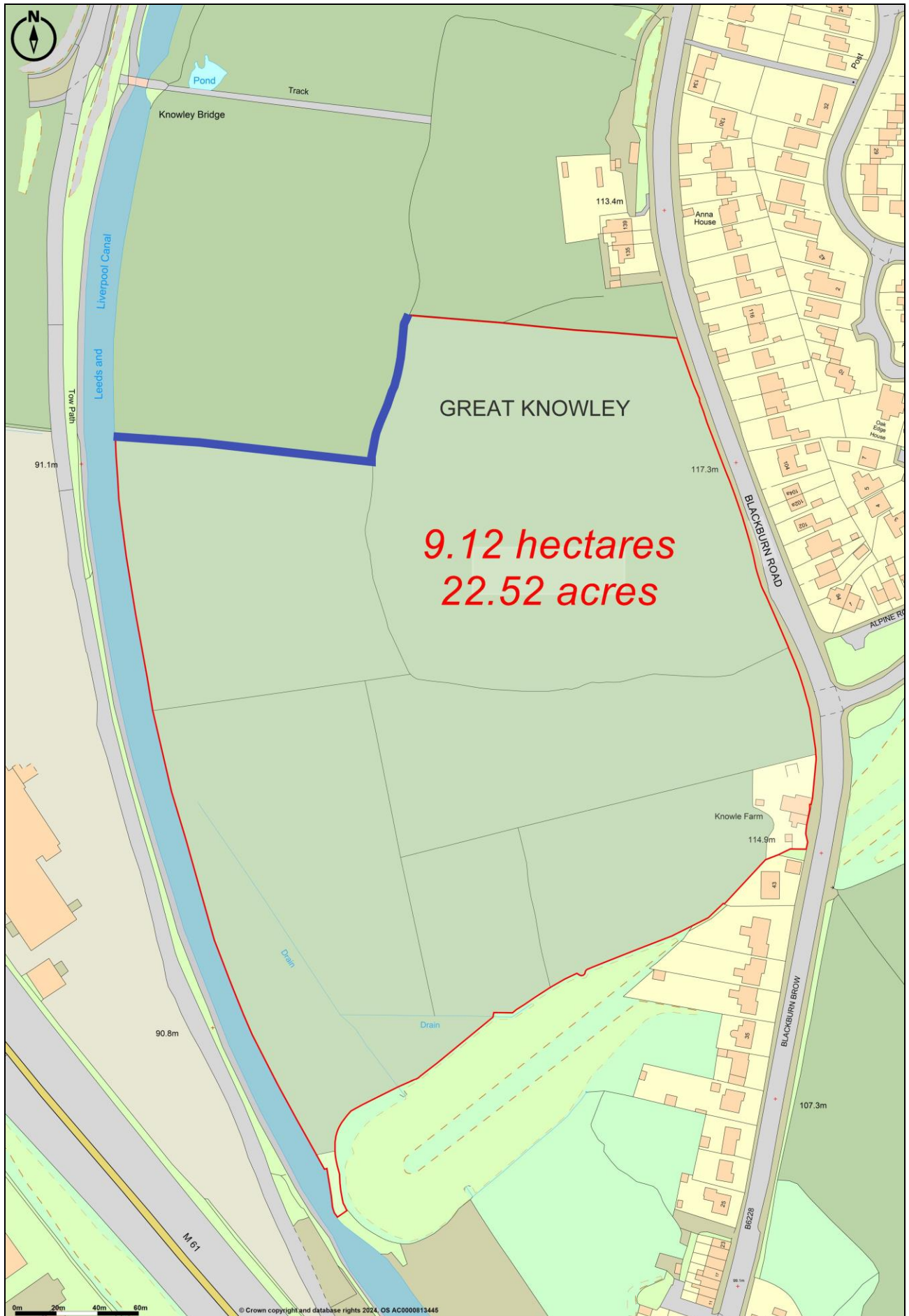
Services:

All main services are available but purchasers are advised to make their own enquiries.

A foul water sewer, which is subject to an Easement runs through the site north to south.

Tenure: The site will be sold Freehold and free from Chief Rent.

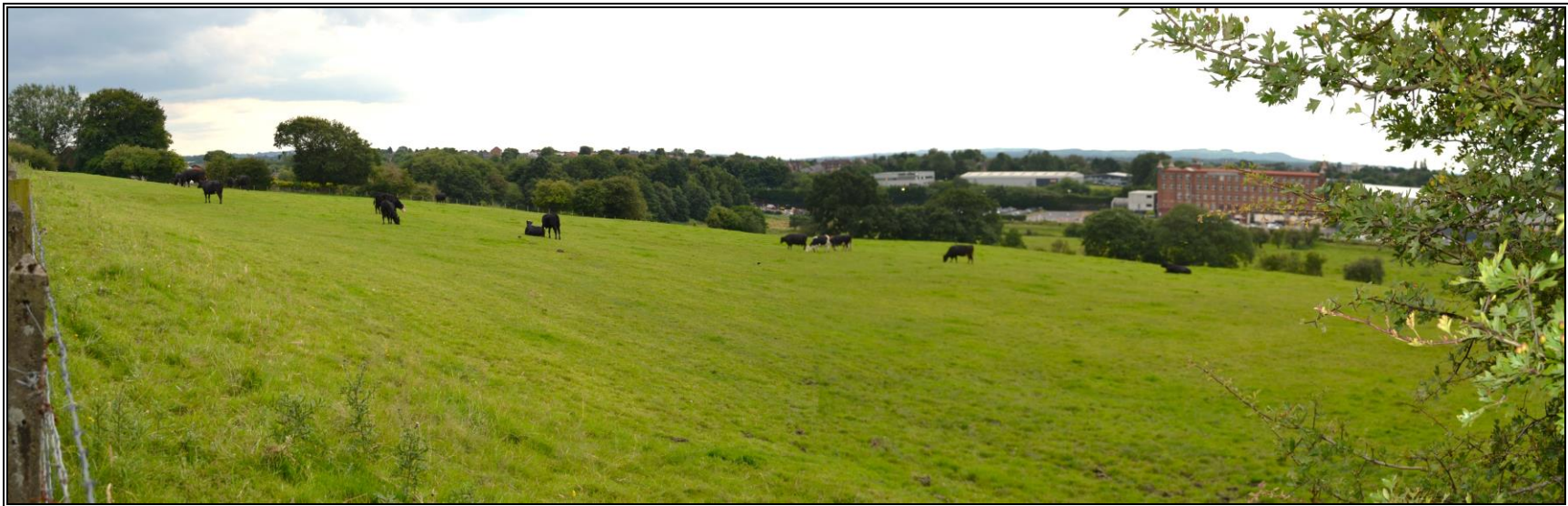
To View: By appointment with the Agents although an initial appreciation of the site can be obtained from Blackburn Road.



Residential Development Land at Knowle Farm, Blackburn Road, Chorley PR6 8TN



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