

PETER E GILKES & COMPANY

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FOR SALE

**RESIDENTIAL DEVELOPMENT LAND
Behind 135-139 BLACKBURN ROAD
GREAT KNOWLEY
CHORLEY
PR6 8TH**



Price: Offers Over £2,000,000

- 2.63 hectares (6.5 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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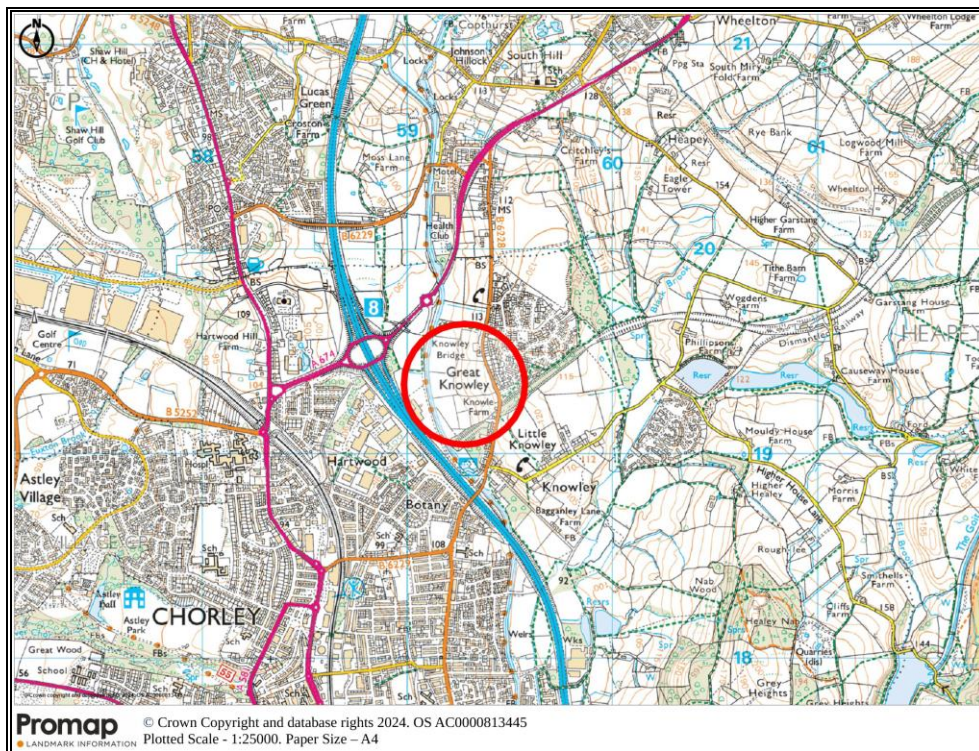
Peter E Gilkes FRICS | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

Description: The site enjoys a most attractive setting from where there are extensive views stretching across to the coast and is close to comprehensive amenities, with easy access into the town centre and onto the M61 motorway.

In addition it has the appeal of extensive waterside frontage to the Leeds Liverpool Canal along which, within strolling distance is Johnson Hillocks regarded as one of the prettiest set of locks on the waterways.

The adjoining site of 9 hectares (22 acres) is also currently 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.

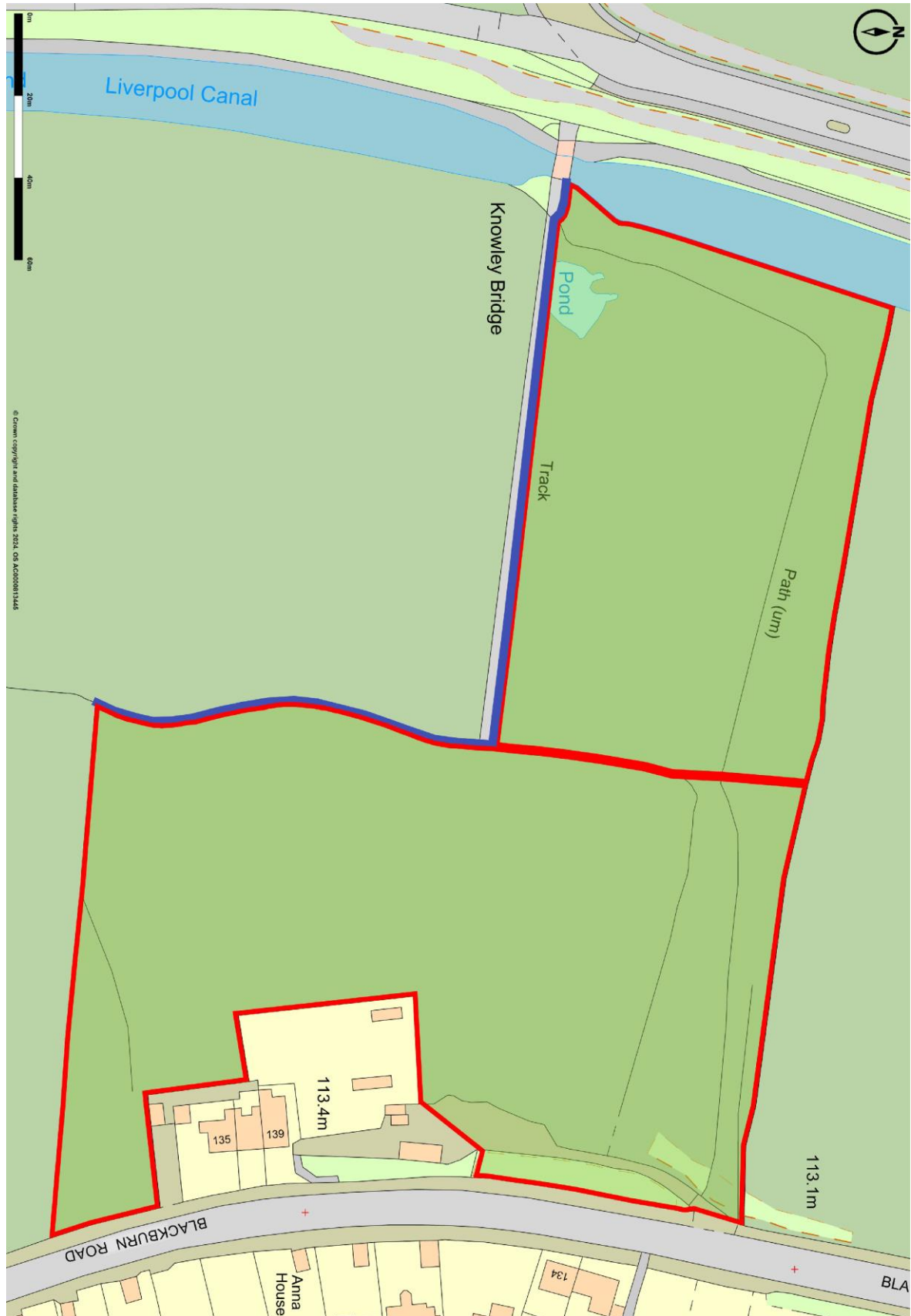
The northern portion of the allocation is currently being developed for employment/commercial use and from discussions with the Planning Officer residential development would be welcome on the remaining land.

Outline Planning Permission (App No. 17/00716/OUTMAJ) was granted by Chorley Borough Council for Residential Development on the 21st October 2019.

Full details are available on Chorley Council website www.chorley.gov.uk

Pre Application Advice has been received from Lancashire County Council Highways on the adjoining site to the south which confirms access onto Blackburn Road is permissible, subject to design.

- 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.
- A public footpath runs along the northern boundary along the Canal to meet up with Knowley Bridge.
- No 139 enjoys a right of way along the driveway.
- To View:** By appointment with the Agents although an initial appreciation of the site can be obtained from Blackburn Road and from the footpath.



Residential Development Land behind 135-139 Blackburn Road, Great Knowley, Chorley, PR6 8TN



