

PETER E GILKES & COMPANY

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FOR SALE

**BUILDING LAND
at
37 PRESTON ROAD
COPPULL
CHORLEY
PR7 5HS**



Price: £485,000

- 0.3 hectares (0.75 acres)
- Part of mature and manicured gardens
- Permission for five detached dwellings
- Located within and overlooking Green Belt

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.



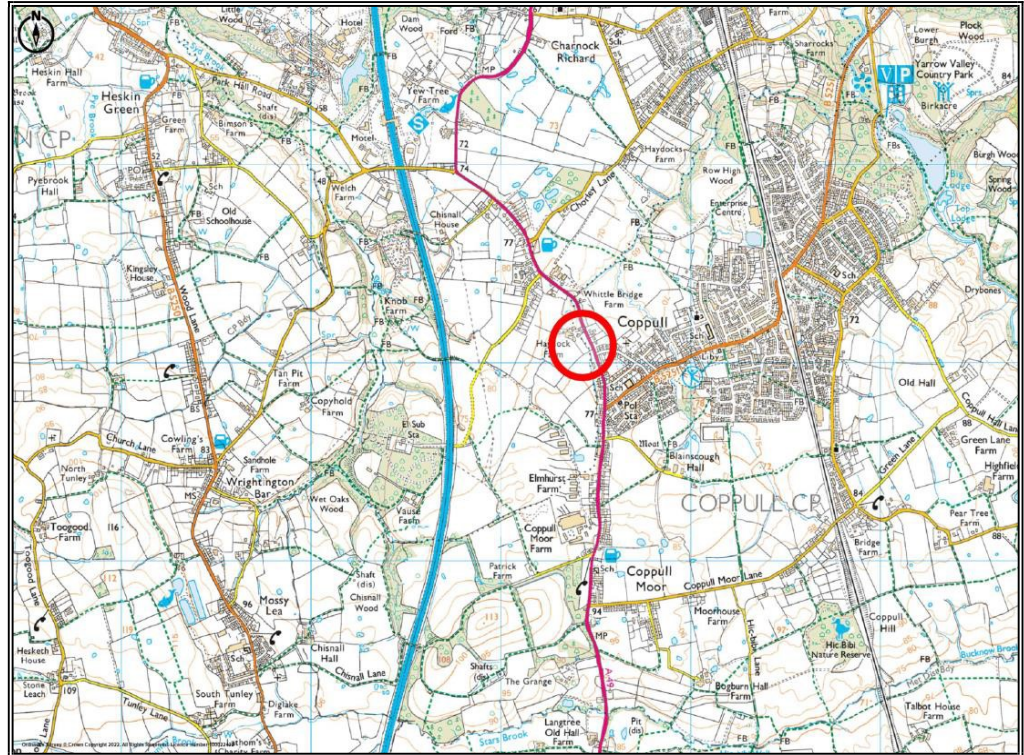
CHARTERED SURVEYORS
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

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

Description: The land is part of established, mature and manicured gardens of the individual residence located on the border with Charnock Richard and convenient for comprehensive village amenities including shops, schools, leisure centre and access into surrounding towns and cities, and onto the M6 motorway.

It provides an ideal opportunity to erect a small exclusive project of superior residences.

Location:



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

Services: Mains gas, electricity and water supplies are, we understand, available as is connection to the main sewer.

Prospective purchaser advised to make their own enquiries.

Planning: Planning Permission in Principle was obtained from Chorley Council on 8 May 2024 for the erection of a detached dwelling (App No. 24/00270/PIP) on the plot fronting Preston Road.

Permission in Principle was obtained on the 13th August 2026 for the erection of four dwelling houses on the land to the rear of the residence.

A full copy of the Planning Consents is available at our office or on Chorley Council's website www.Chorley.gov.uk.

As the site is made up of cultivated, manicured gardens, it should measure low for BNG (Biodiversity Net Gain).

- To View:** Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.
- Money Laundering Regulations Compliance:** Please note that Peter E Gilkes & Company will require any prospective purchaser wishing to submit and offer on a property to provide details of any related chain, confirmation of their ability to fund the purchase, solicitors' details, and two forms of identification. We will also carry out an electronic identity check, which will leave a soft search record but will not affect the purchaser's credit rating.
- AML Checks:** Buyers whose offer has been accepted will be required to complete Anti-Money Laundering (AML) and identity verification checks, as required by law. These checks are carried out by a specialist third-party provider. Individual purchasers will be required to complete the checks directly with Landmark Agent, and a non-refundable fee of £45.00 plus VAT (£54.00) per purchaser will be payable. This fee is non-refundable in all circumstances, including where the property purchase does not proceed. Upon successful completion of the checks, we will be notified and the Memorandum of Sale will then be issued to solicitors.







