



All enquiries Ref: Brian Grante



- **Freehold parcel of Woodland**
- **Approx. 4.32 acres**

#### Location:

The land is situated between the Wigan Road (A49) and the M6, to the north of the Croft Park Residential Park and Tracey's Industrial Estate. Leyland, Chorley and Preston provide surrounding centres for amenities, catchments and public transport links.

#### Note:

Permission may be required regarding any works in relation to trees on site. Prospective purchasers are to note that the felling of trees may warrant a felling licence issued by the Forestry Commission <https://www.gov.uk/government/publications/tree-felling-getting-permission> and or the agreement of the Local Planning Authority's Tree Officer.

#### Note 2:

The site is sold subject to a covenant relating to its use. Please see legal pack for further details

#### Description:

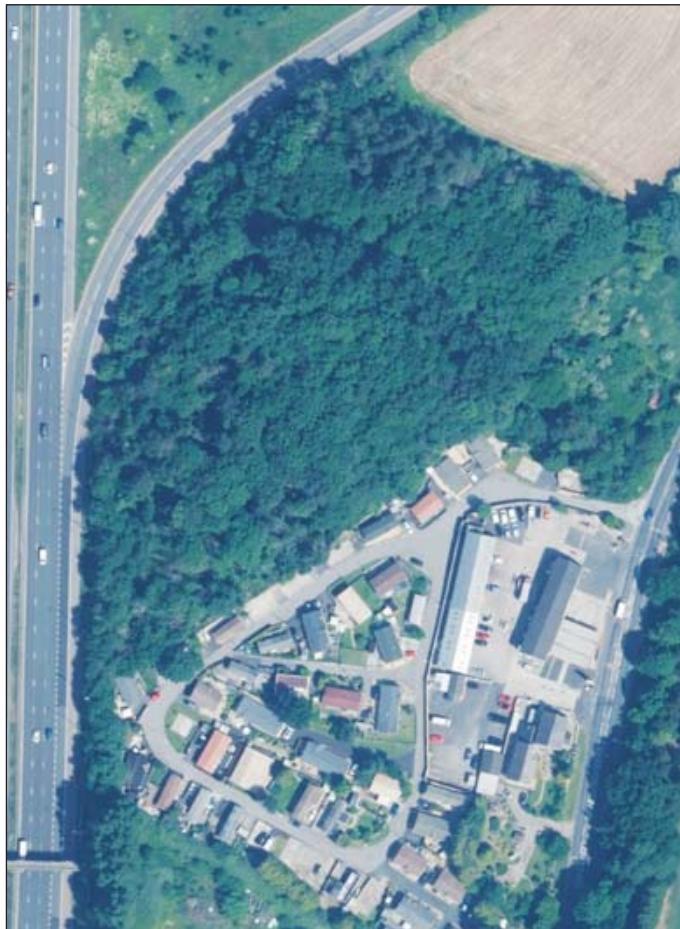
An irregular shaped woodland site of approx. 4.32 acres.

#### Potential:

The property may be suitable for a variety of uses such as recreational or conservation – subject to consents where necessary

#### To view:

Strictly by careful application to the site. Please see important advice for viewers on page 19 of this catalogue.



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