



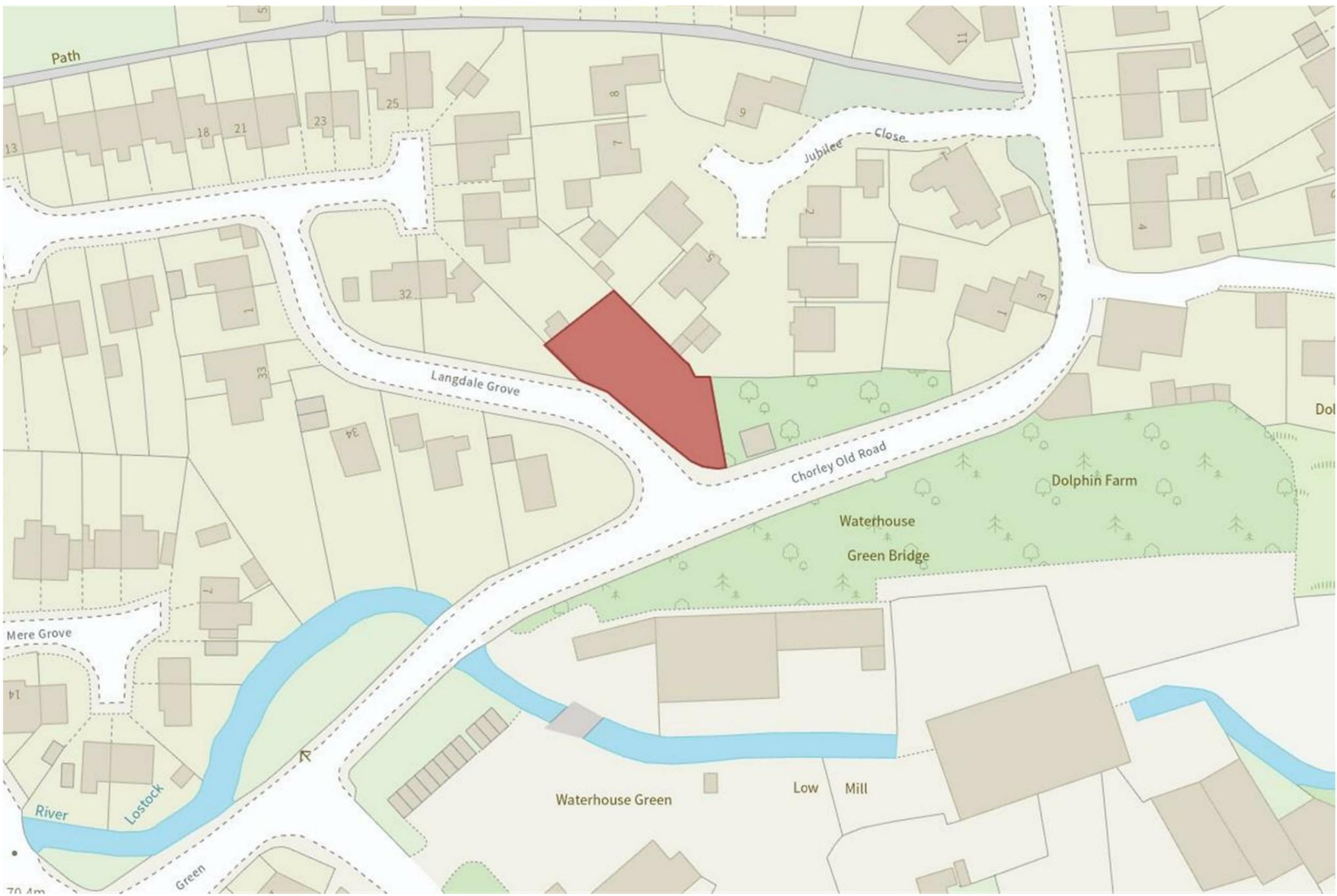
## Langdale Grove

Guide Price £99,995

Ben Rose Estate Agents are pleased to bring to market a unique opportunity to acquire this plot of land in Whittle-Le-Woods.

The land offers planning permission for a new build dwelling set over three floors.

Please enquire for more information.



**DO NOT SCALE DIMENSIONS FROM DRAWING**

**DETAIL OF PAVING CONSTRUCTION**

80mm POROUS TEGULA PAVES WEARING COURSE TO BS 4987 PART 1

50mm THK BEDDING SAND TO BS 6717: PFA 3: 1989

200mm SUB BASE 8/15 UNCOMPACTED MARL

CROSS SECTION EQUIVALENT TO 1 IN 40

125x25mm PRECAST CONCRETE KERB ON 150 GRADE C7.5/ CONCRETE BED AND BACKING

FALL 1 IN 30

**TYPICAL FENCE TYPE 'A'** SCALE 1:50

PERIMETER FENCE 1800mm CTRD MAX. TYPE TO BE CONFIRMED SPECIFIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

**FENCE TYPE 'A'** SCALE 1:50

PERIMETER FENCE TO BE TIMBER POSTS WITH WIRE FENCE. TYPE TO BE CONFIRMED SPECIFIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

**PLANTING ADDITIONAL NOTES:**

- PLANT ABBREVIATION WITH NUMBER IN CIRCLE DENOTES PLANTING QUANTITIES PER INDIVIDUAL BEDS.
- PLANTING TO BE CARRIED OUT DURING SUITABLE CONDITIONS WITHIN NORMAL PLANTING SEASON (NOVEMBER - MARCH). SEEDING DURING SUITABLE CONDITIONS IN SPRING OR PLANTS AUTUMN. ALTERNATIVELY AT OTHER TIMES BUT USING ONLY CONTAINER GROWN AND DEPENDENT ON EXTRA WATERING FOR ALL PLANT ESTABLISHMENT.
- CONTAINER GROWN TREES/SPECIMEN SHRUBS: PITS 450x450x450MM BACKFILLED WITH 3 PARTS TOPSOIL (IMPORTED IF NECESSARY) MIXED WITH 1 PART PEAT-FREE PLANTING COMPOST # 4 AND 150GM CONTROLLED-RELEASE, 2-YEAR EFFECTIVE 15+9+9+3 FERTILISER TABLETS. SOAK ROOTBALL BEFORE AND WATER AFTER PLANTING. MULCH PIT AREA TO A DEPTH OF 75MM USING COMPOSTED BARK WITH SIZE RANGE 30'S WITHIN 50-100MM. AFTER PLANTING AND WATERING.
- ORNAMENTAL SHRUB AND GROUND COVER PLANTING MIN 450MM DEPTH TOPSOIL: PITS 300x300x300MM UNLESS SPECIFIED LARGER. BACKFILLED WITH 3 PARTS TOPSOIL (IMPORTED IF NECESSARY) MIXED WITH 1 PART PEAT-FREE PLANTING COMPOST # 2ND. 150GM CONTROLLED-RELEASE, 2-YEAR EFFECTIVE 15+9+9+3 FERTILISER TABLETS. MULCH PLANTING BEDS TO A DEPTH OF 75MM USING COMPOSTED BARK WITH SIZE RANGE 30'S WITHIN 50-100MM. AFTER PLANTING AND WATERING.
- GRASSED AREAS: TURF WITH LOW-MAINTENANCE DROUGHT-TOLERANT HIGH-STABILISATION AMENITY MIX TURF; WATER WELL.
- MAINTENANCE: YEAR 1: INCLUDE WATERING DURING ESTABLISHMENT; GRASS CUTTING; HAND WEEDING AND LITTER PICKING AS NECESSARY; REPLACEMENT PLANTING AND TOP-UP OF MULCH. YEAR 2: GRASS CUTTING; WEEDING AND LITTER PICKING AS NECESSARY. PRUNE PLANTING ONLY AS NECESSARY TO AVOID OBSTRUCTION AND OVERHANGING TO PATHS, PARKING, LIGHTS, SIGNS, CCTV ETC... REPLACEMENT PLANTING AS NECESSARY TOP-UP OF MULCH. YEARS 3 - 5: GRASS CUTTING; WEEDING AND LITTER PICKING AS NECESSARY; PRUNING AND REPLACEMENT PLANTING AS YEAR 2.

**CONFIGURATION**

SITE AREA 615m<sup>2</sup>  
TOTAL INTERNAL FLOOR AREA 176m<sup>2</sup>  
GARAGE FLOOR AREA 19m<sup>2</sup>

**ELECTRICAL KEY**

- STANDARD TYPE LIGHT FITTING
- 800W SWITCH (200W)
- DOUBLE SWITCHED SOCKET
- DOUBLE SWITCHED SOCKET (HIGH LEVEL)
- CONTRACT FAN
- T.V. AERIAL SOCKET
- WIRE POINT
- SMOKE DETECTOR
- DESIGNATED HOODLINE
- DESIGNATED USE OF STRESSWALL OVER
- DESIGNATED STRUCTURAL WALL IN CONCRETE BLOCK
- DESIGNATED STRUCTURAL WALL IN BRICK
- DESIGNATED NON STRUCTURAL STUD WALL
- DESIGNATED INSULATION

**KEY SURFACING**

**PAVING SPECIFICATION**

- TARMAC TO BE 300mm THK WITH POROUS PROPERTIES
- PAVING TO BE 600x300x35mm CONCRETE FLAHS WITH POROUS PROPERTIES
- DENOTES TURFED AREA

ALL DIMENSIONS ARE IN MILLIMETRES.  
DO NOT SCALE FROM THIS DRAWING.  
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS AND DOCUMENTS.  
THE USER SHOULD CONSULT THE DRAWING ISSUE REGISTER FOR DETAILS.  
THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.  
5. THE ENGINEER/ARCHITECT SHOULD BE CONTACTED IMMEDIATELY IF THE ASSUMPTIONS USED IN THE DESIGN AND DRAWING PREPARATION DIFFER TO THAT FOUND ON SITE.

A	Landscaping Amended	18/04/18	JCH
Rev.	Amendments	Date	By

**Keystone Design Associates Ltd.**

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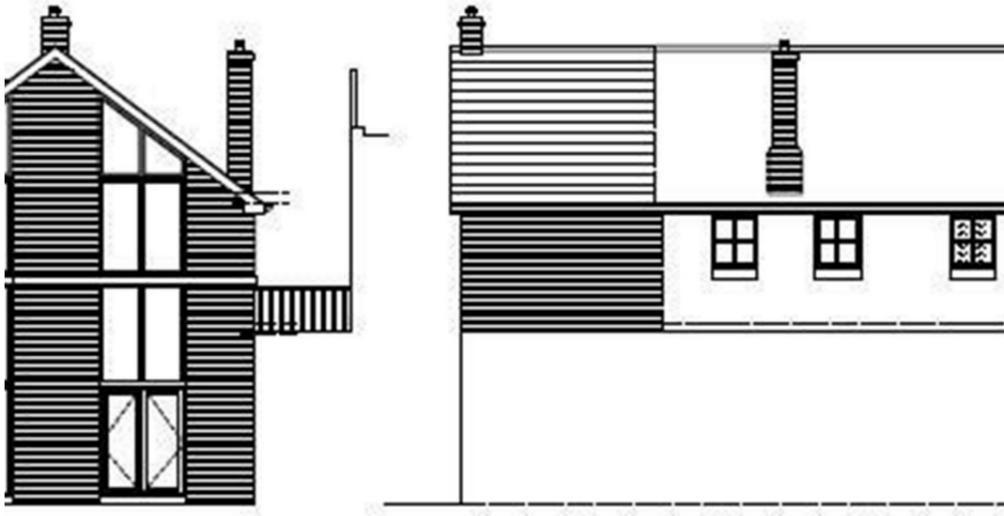
**PROJECT ADDRESS**  
30 LANGDALE GROVE  
CHORLEY

**PROJECT TITLE**  
NEW DWELLING DEVELOPMENT

**DRAWING TITLE**  
SITE GA

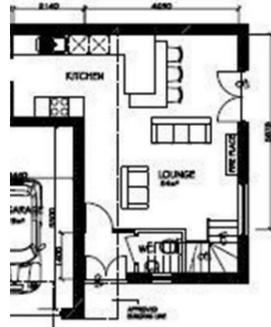
Client	MR J ELLIS	Scales	1:100@A1
Drawn	FB	Checked	Date 23/09/16
Drawing No.	AO16/093/BR/08	Revision	A

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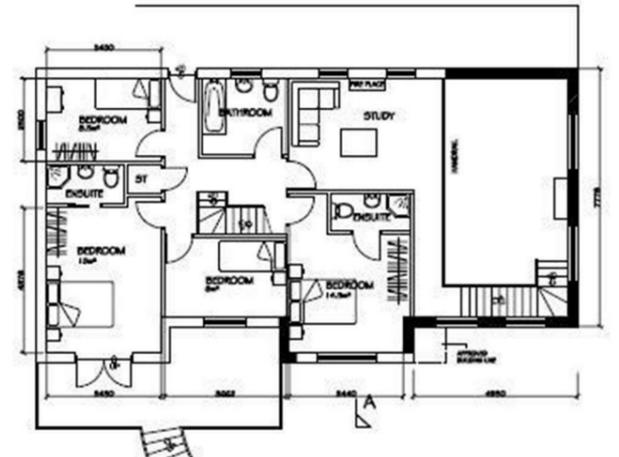


FRONT ELEVATION

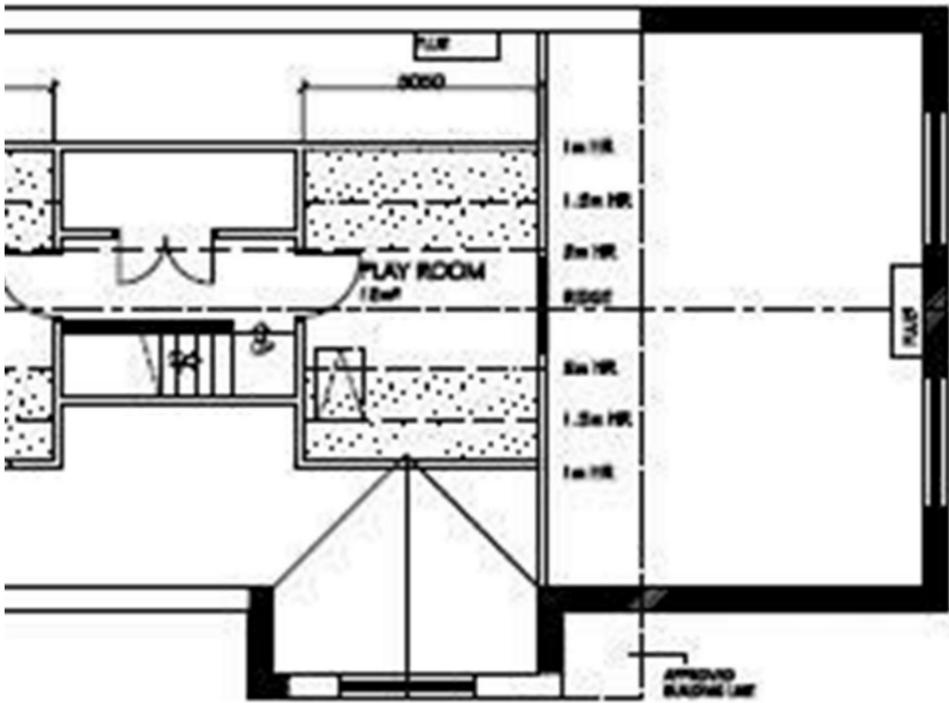
REAR ELEVATION



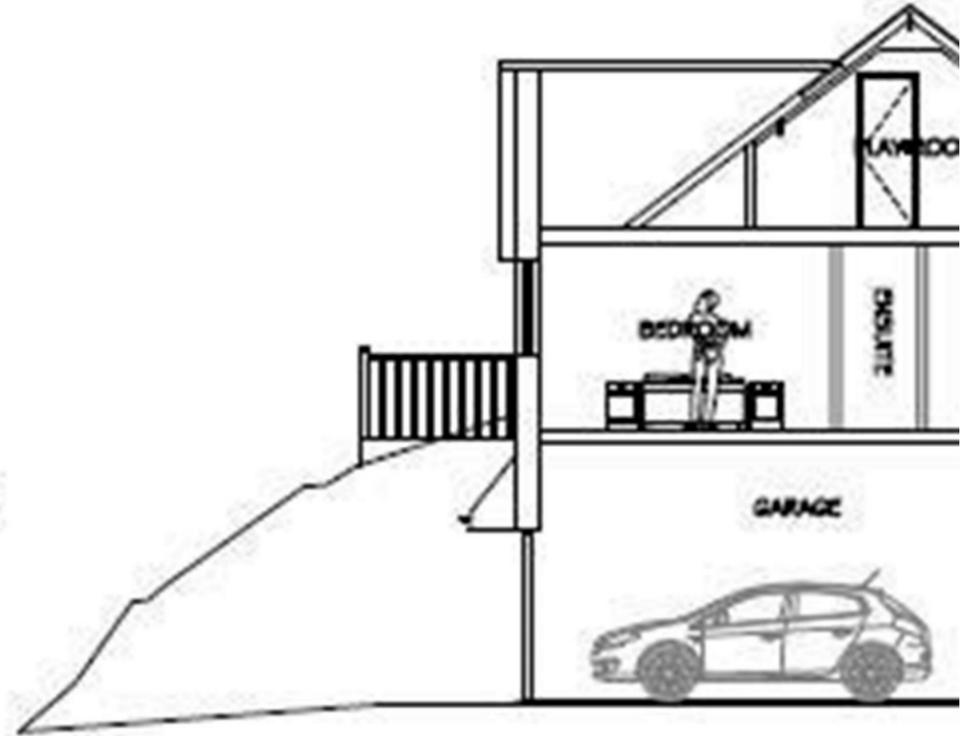
GROUND FLOOR  
50.62m<sup>2</sup>  
1400m<sup>2</sup> plot



GROUND FLOOR  
100% FLOOR AREA 85m<sup>2</sup>

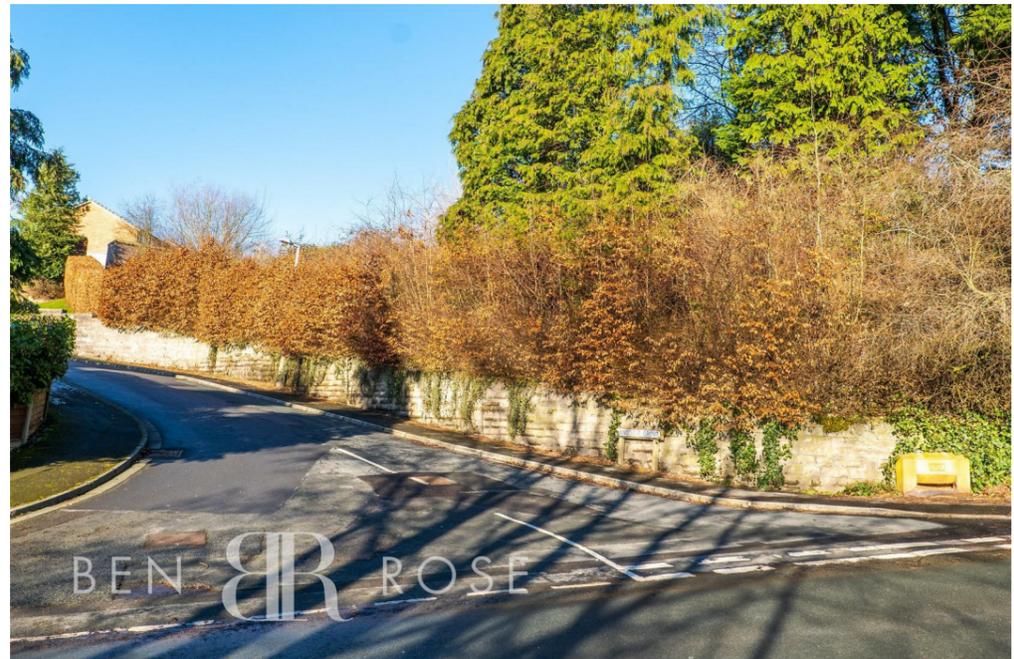


A



BASIC SECTION SCALE

FLOOR PLANS 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
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

