

PETER E GILKES & COMPANY

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FOR SALE

RESIDENTIAL DEVELOPMENT LAND

**adjoining
THORNTREE HOUSE
WIGAN ROAD
CUERDEN
CLAYTON LE WOODS
LEYLAND
PR25 5SB**



Price: £750,000

- 5 Plots suitable for superior executive quality residences
- 2840 sq m (3400 sq yds – 0.7 acres) or thereabouts
- Accessed through newly built/completed high value houses
- BNG provision accommodated
- Planning Permission obtained

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and no not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes 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

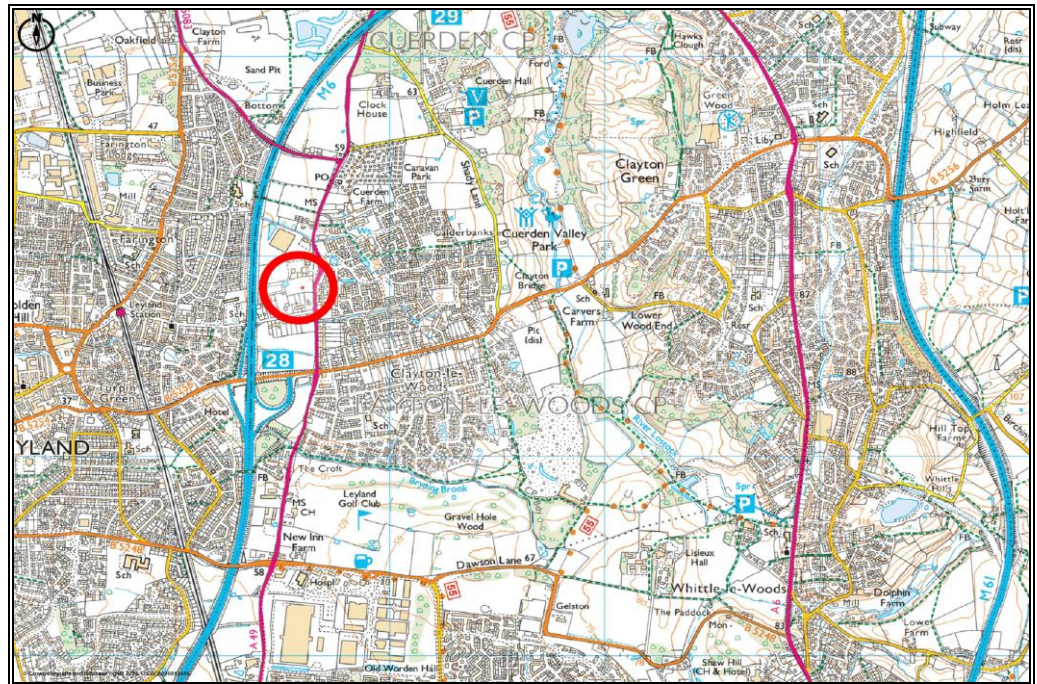


Description:

The site is located through a small select development of four high value residences and the plots provide potential for development with superior executive quality homes which will make up a highly desirable cul-de-sac scheme.

Adjoining land, which was included in the planning permission is being retained by the owner on which he intends building houses or his and his family occupation.

The location is most convenient for comprehensive neighbourhood amenities including shops, schools and access into surrounding towns and into the City of Preston with the M6 motorway nearby facilitating easy commuting to the whole of the north west region.

Location:**Tenure:**

The plots will be sold Freehold and free from Chief Rent.

Access:

The existing access road off Wigan Road is to be made up to a specification and standard to enable it to be used to provide access to the land.

The road will be extended and also made-up to provide access to the plots.

Services:

Plots will have the availability to connect into mains electricity, gas and water supplies. There will be a drainage connection to the main sewer.

Planning:

Outline Planning Permission for 9 dwellings was granted by Chorley Borough Council on the 18th November 2025 (App. No. 25/00403/OUT).

The Biodiversity Net Gain (BNG) requirement is being met on site, along the eastern boundary, utilising the existing pond, and therefore plots will be provided with BNG provision made.

Access:

Access can be obtained off the highway, Wigan Road.

- CIL:** It is understood the properties will be subject to the Community Infrastructure Levy however, if plots are developed as a self-build project, there is the opportunity to claim exemption.
- To View:** By appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.





Wigan Road, Clayton-le-Woods - Proposed Site Layout

