

PETER E GILKES & COMPANY

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FOR SALE

**BUILDING PLOT adj
11 GOOSE GREEN AVENUE
COPPULL
CHORLEY
PR7 4QD**



Price: £150,000

- 1265 sq m (1,515 sq yards – 0.31 acres) or thereabouts
- Part of an established garden with additional parcel
- Permission for detached dormer bungalow or bungalow
- Extensive rear southerly views over Greenbelt
- Exemption from CIL for self-build project

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

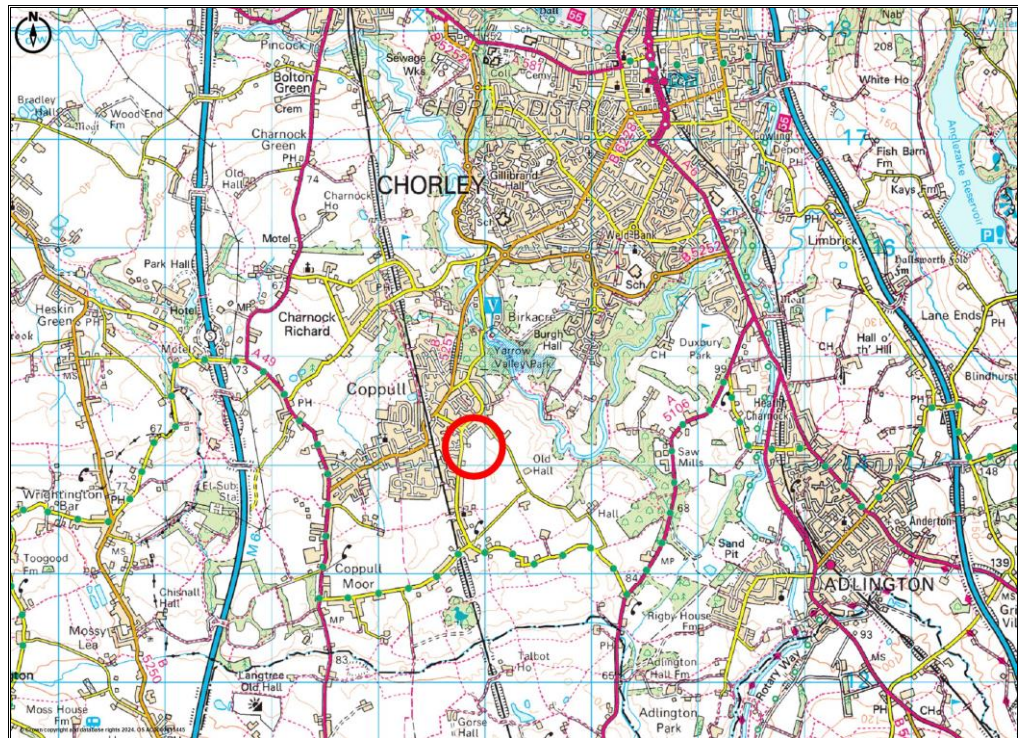
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

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

Description: The Plot was part of established gardens held with the adjacent bungalow to which an additional parcel has been added to create a plot of generous proportions capable of being developed with a superior detached bungalow or dormer bungalow style residence benefiting from the extensive views over the adjoining pastureland which is washed over as Greenbelt in the Local Plan.

Comprehensive village amenities are nearby in the form of schools, shops and leisure centre etc and there is easy access into Chorley town centre and to motorway intersections.

Location:



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

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

Prospective purchaser advised to make their own enquiries.

Planning: Planning in Principle (specifying layout and scale) for the erection of a detached bungalow or two-storey dormer bungalow style residence was obtained from Chorley Borough Council on the 16th January 2026 (App. No. 25/01124/PIP).

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

No particular unusual or onerous conditions are attached to the Consent.

An extra parcel of land has been added to the plot on which the Planning Consent has been obtained.

- CIL:** Buyers acquiring the Plot for a self-build project can claim exemption from the Community Infrastruce Levy (CIL).
- To View:** By appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.









Entrance



Rear aspect

