

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: £1,400,000

- Suitable for superior executive quality residences.
- 1.6 acres (0.65 hectares).
- Select and established setting.
- BNG provision accommodated on site.
- Planning Permission for nine plots.

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

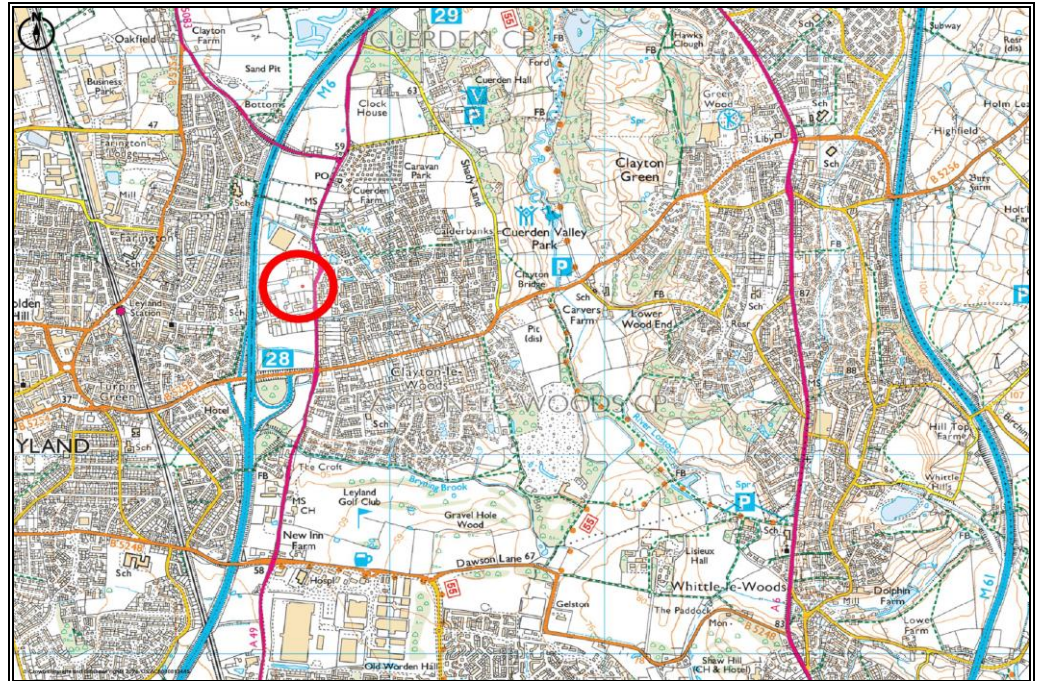
Peter E Gilkes FRICS | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: Site is located through a small select development of four high value residences and is suitable for development with executive homes which will make up a highly desirable cul-de-sac scheme.

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 site will be sold Freehold and free from Chief Rent.

The existing 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 for residential development.

Services: It is understood mains electricity, gas and water supplies are available and there will be 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 can be met on site along the eastern boundary and utilising the existing pond.

Access: Access can be obtained off the highway, Wigan Road.

CIL: It is understood the properties will be subject to the Community Infrastructure Levy.

To View: By appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.



Residential Development Land adjoining Thorntree House, Wigan Road, Cuerden, Leyland, PR25 5SB



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

