

PETER E GILKES & COMPANY

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FOR SALE

**Two Building Plots
ADJACENT TO THE OLD SCHOOL HOUSE
OLD SCHOOL LANE
CUERDEN
LOSTOCK HALL
PRESTON
PR5 5XP**



Price: £125,000 each

- Tranquil setting adjacent to Grade II Listed Cottage
- Made up frontage on quiet country lane.
- Convenient location close to 3 motorway intersections
- Plot A 385 sq.m. (460 sq yds)
- Plot B 400 sq.m. (480 sq yds) or thereabouts

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 do 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

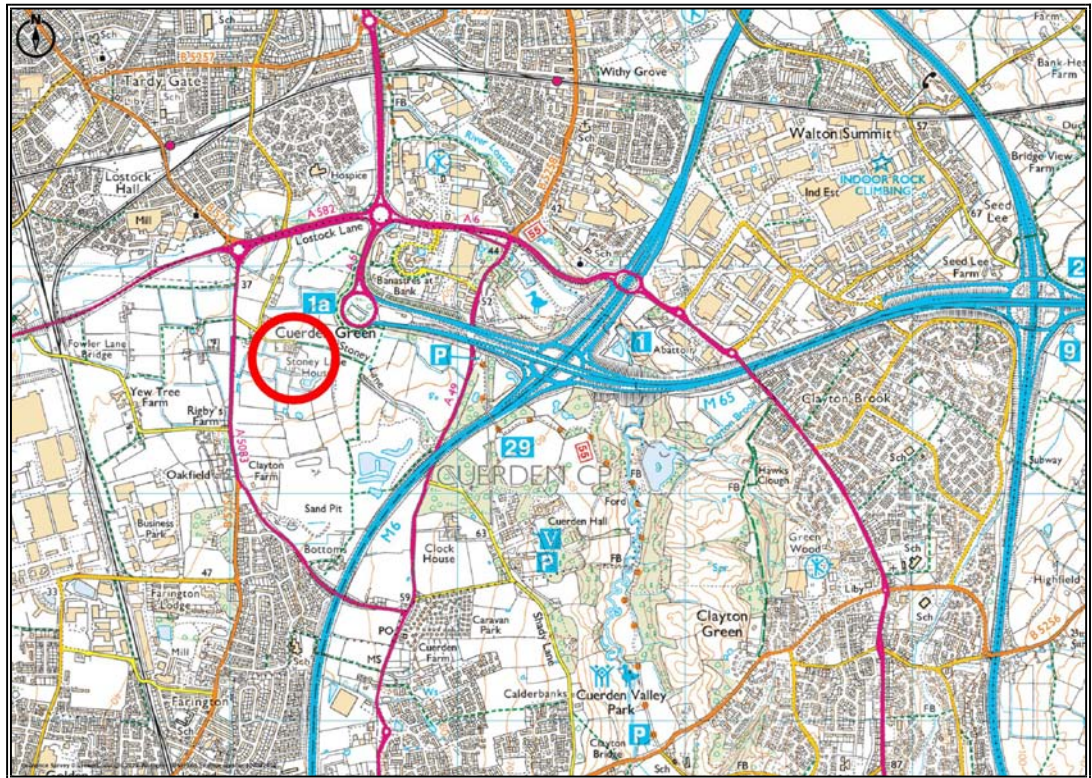
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

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

Description: Choice of two building plots suitable for high quality, individual detached residences in select, peaceful setting on a narrow, quiet, tree lined country lane.

The location is most convenient for access into Preston City Centre and the surrounding towns of Leyland and Chorley and the intersection where the M6, M61 and M65 merge is within minutes driving distance.

Location: From the roundabout north of Junction 1A on the M65 turn west into Lostock Lane and Old School Lane is then the first on the left.



Planning: Outline Planning Permission has been obtained from South Ribble Borough Council on the 26th October 2023. (App. No. 07/2023/00640/OUT).

Full details can be viewed on the Council's website at www.southribble.gov.uk

NB: the southern plot is to be developed by a member of the family.

The development will be subject to the Community Infrastructure Levy (CIL). The charge can be offset by utilising the floor area of the existing outbuildings and will be waived for a self-built project.

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

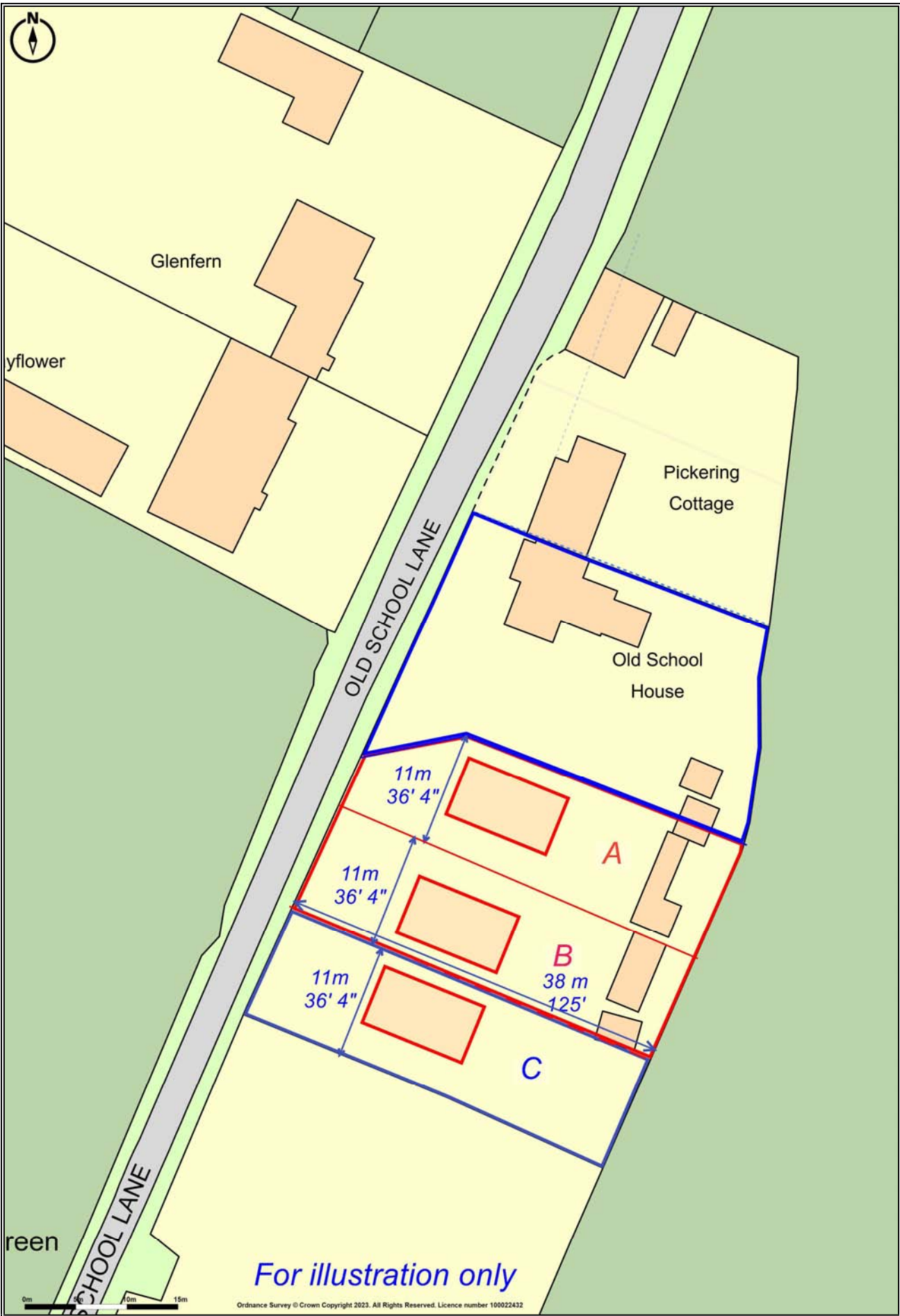
Services: Mains electricity and water supplies are available for connection.

Drainage will have to be via a waste water treatment plant with effluent connecting into an existing pipeline that discharges into a watercourse. Prospective purchasers are advised to make their own enquiries.

To View: By visiting the location but attendance on site is strictly by appointment with the Agents, Peter E Gilkes & Company, with whom all negotiations should be conducted.

Money Laundering Regulations: In order to comply with regulations, purchasers will be asked to provide two forms of identification and evidence of ability to fund their acquisition by providing proof of funds.





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