

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7
2SE

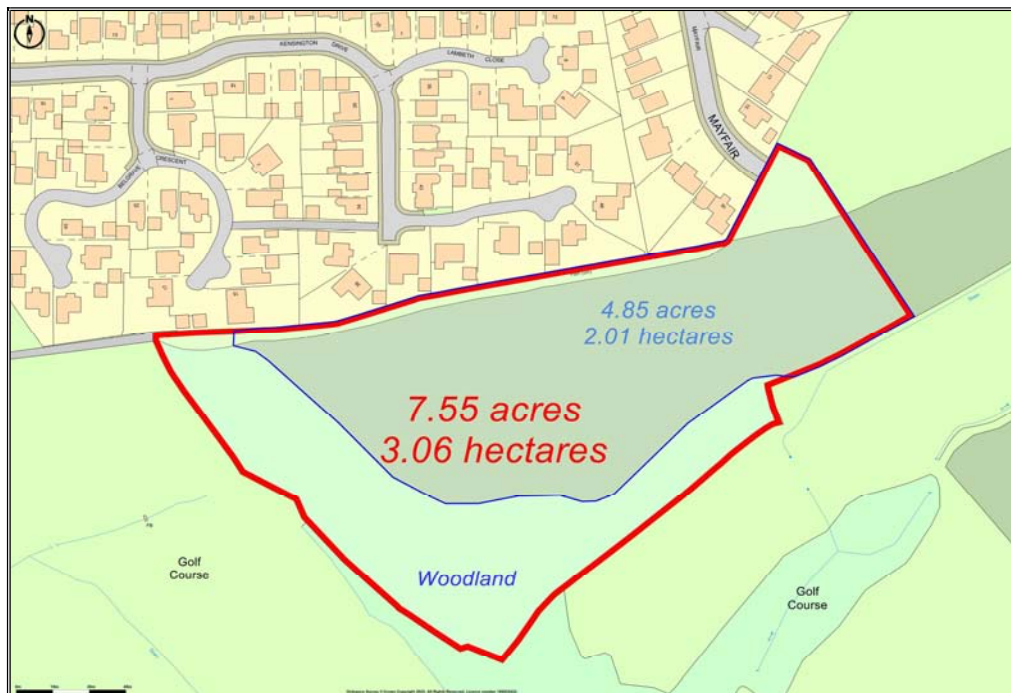
Tel 01257 266999 **Fax** 01257 264256

Email info@peteregilkes.co.uk



FOR SALE
by Informal Tender

Residential Development Land
off MAYFAIR
(PART OF KNOWLES FARM)
HORWICH
BOLTON
BL6 6DH



Offers invited over: £1.5m
by 11am on Friday, 19th May 2023

- 3.06 hectares (7.55 acres) of which 1.05 hectares (2.7 acres) is established woodland
- Potential for exclusive development
- Expansive and panoramic views
- Established and convenient location
- Planning Permission for residential development

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes & Company 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: The site is situated in an exclusive elevated setting from which there are expansive panoramic westerly views sheltered by established woodland to the south and west boundaries.

Comprehensive neighbourhood amenities are nearby and there is easy access onto the M61 making it ideal for commuting and access to the whole of the north west region.



Illustrative Master Plan of whole site

Planning: Outline Planning Consent as part of a wider permission for 270 units was approved on Appeal in September 2021 (Appeal Ref. 07245/19).

It is part of a scheme with Northstone (Peel L&Ps Housebuilding arm) who have obtained Reserved Matters Approval for 208 units. Two non-material amendments (NMAs) were submitted under App. Ref. 13481/22, approved in April 2022, and 14266/22 approved in August 2022, to allow for phasing of the development.

Although the remaining capacity allows for up to 70 units, any scheme should be in substantial compliance with the Parameters Plan (508E-64A) and illustrative Master Plan (508E-65A) as identified in Condition 4 of the Planning Permission.

In support of the Application a number of reports have been obtained, details of which can be made available in the Data Room.

The Reserved Matters Planning Application must be submitted on the land prior to September 2023 to enable the site to be brought forward as part of the satisfactory Planning Permission.

The Section 106 Agreement requires the provision of 34% of affordable housing. There are also a number of contributions which vary on a plot by plot or phase basis.

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

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

Interested parties are advised to make their own enquiries.

To View: By appointment with Peter E Gilkes & Company.

Negotiations: All negotiations should be conducted with Peter E Gilkes & Company or Peel L&P (Katherine Ball).

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.

INFORMAL TENDER

(To be submitted by 11am on Friday, 19th May 2023)

on

**Residential Development Land
off Mayfair
(part of Knowles Farm)
Horwich
Bolton
BL6 6DH**

Purchaser(s): _____

Address: _____

Postcode: _____

Tel: Home _____

Work _____

Mobile _____

Email: _____

Solicitors: _____

Address: _____

Offer:

£ _____ (words) _____

Is offer subject to:

Sale of own
home?

YES/NO

Sale of another
property?

YES/NO

If YES are contracts exchanged? **YES/NO**

If not sold status of sale? _____

Finance: i.e. Bank,
Building Society, Cash

(Name of Finance Provider)

Maximum amount required: £ _____

Has written offer of finance been received? **YES/NO**

Signed: _____

Date: _____

Return to: Peter E Gilkes & Company, 44 Market Street, Chorley, PR7 2SE

Fax: 01257 264256

Email: info@peteregilkes.co.uk (if sending by email please ring to confirm our receipt of offer Tel: 01257 266999)