

**PETER E GILKES & COMPANY**  
44 Market Street, Chorley, Lancashire, PR7 2SE  
**Tel** 01257 266999 **Fax** 01257 264256  
**Email** info@peteregilkes.co.uk



## FOR SALE

**RESIDENTIAL DEVELOPMENT LAND  
NELL LANE  
CUERDEN  
LEYLAND  
PR25 5TB**



---

**Price: £5,000,000**

---

- 8.225 acres (3.329 hectares) or thereabouts
- Extensive frontage to tree lined leafy lane
- Allocated for residential development in Chorley Borough Council Local Plan
- All main services available

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

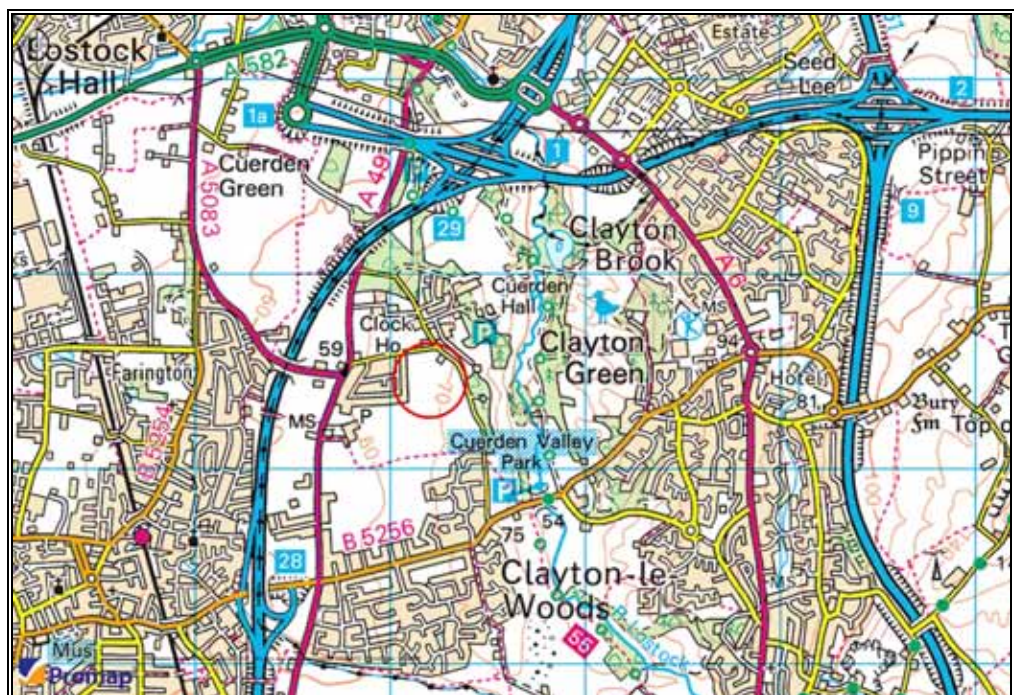
Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



**Description:** The land is situated south of Nell Lane which links Wigan Road with Shady Lane beyond which is the wide rolling expanse of Cuerden Valley Park. It is conveniently placed for comprehensive neighbourhood amenities including shops and schools, and there is easy access onto the surrounding motorway network resulting in it being strategically placed for the city of Preston, Central Lancashire towns and indeed commuting to Manchester.

The land is relatively level, easy to develop and provides an exciting opportunity to create an exclusive scheme.

**Location:** From Junction 28 on the M6 proceed east and turn left at the traffic lights controlled crossroads and proceed along Wigan Road for approximately  $\frac{3}{4}$  mile when Nell Lane is then on the right.



**Planning:** The land is allocated for residential and employment use (Policy EP1 and HS1) in Chorley Borough Local Plan adopted 2015.

Planning Permission was granted on the 20<sup>th</sup> August 2013 for 52 style park homes and replacement community building along with bowling green, allotments and pavilion (App No. 11/00941/FULMHA). In the response to Pre-Application Advice and consultations with Paul Whittingham, Development Control Manager to Chorley Borough Council, the principle of developing the site for residential purposes is acceptable as is the illustrative layout for residential development for 90 units including 30% affordable housing.

In accordance with the requirements of William Tay, Highway Engineer to Lancashire County Council, a Transport Assessment and Residential Travel Plan was prepared and submitted by VTC (Highway and Transportation Consultants) which was regarded as acceptable and confirmed the ability to create a footpath along the southern side of Nell Lane to link up with the footpath and bus stop on Wigan Road.

In the Ecology Report submitted to accompany the park home application reference was made to the discovery of Japanese Knotweed which has since been eradicated.

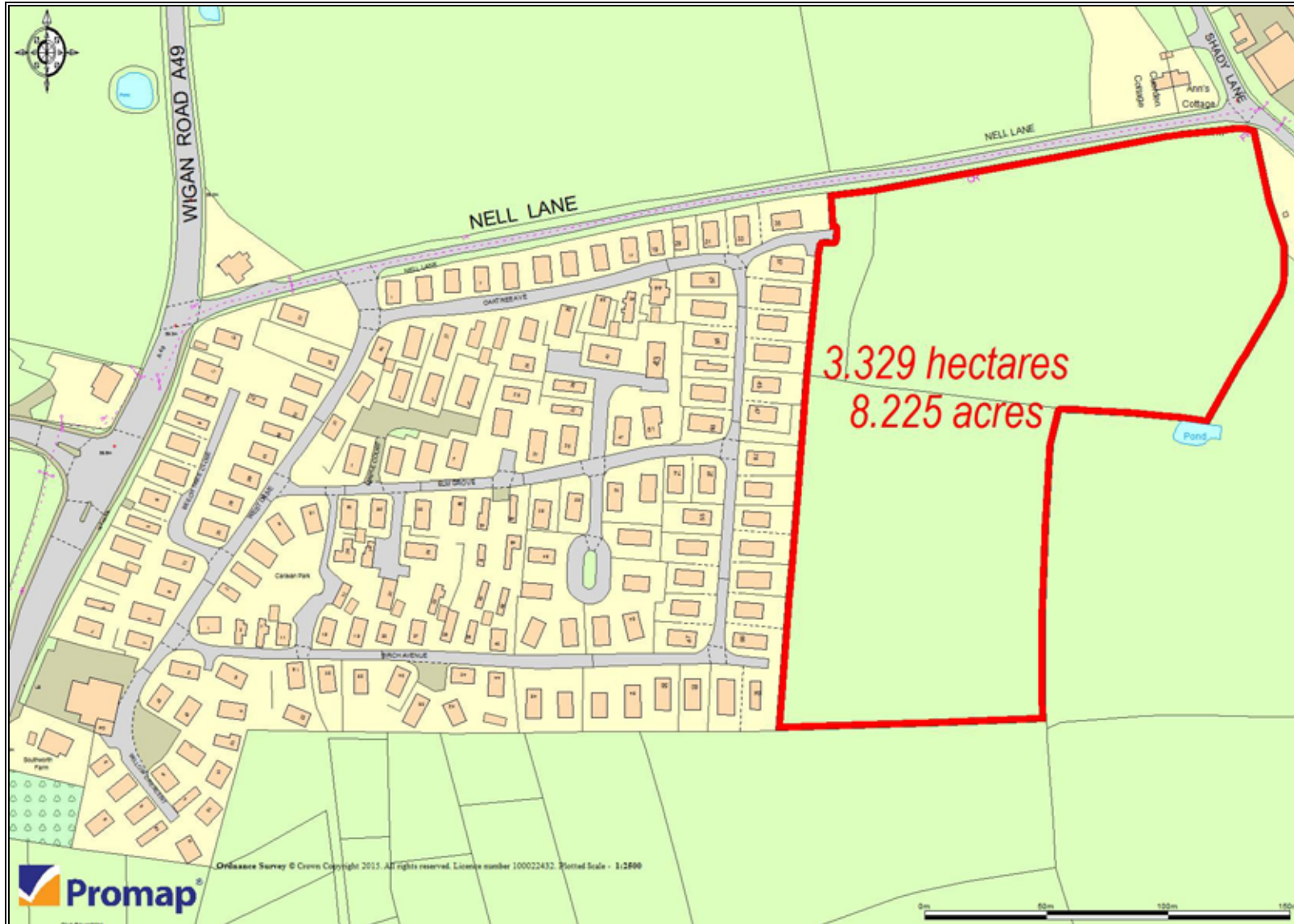
**Tenure:** The site is believed to be Freehold and free from Chief Rent.

**Services:** All main services are believed to be available but purchasers should make their own enquiries.

**To View:** By appointment or if access to the site is required.

**Offer:** On agreeing a sale buyers will be allowed a reasonable period to obtain Planning Consent having regard for the designation in the Local Plan and the existing Permission for residential use.

Copies of the Transport Assessment and Residential Travel Plan are available on request.



Residential Development, Nell Lane, Cuerden, Leyland, PR25 5TB

