

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 SITE
BACK ASHBY STREET
CHORLEY
PR7 3DR**



Price: £198,000

- Planning Consent for 12 one bedroom apartments
- Site area of 0.16 acres (0.06 hectares) or thereabouts
- Convenient established location close to town centre
- No CIL payment

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: The development is on a site formerly occupied by a light industrial unit which has now been demolished.

It occupies a quiet location off Duke Street close to the junction with Bolton Street and within short walking distance of the town centre with comprehensive neighbourhood amenities including supermarket.

The site is ideal for a development with apartments which a developer can either sell to first time buyers or retain as a lucrative investment.

Location: From the town centre proceed down Market Street and bear left at the junction into Bolton Street. Duke Street is then on the right just before the roundabout.

Planning: Online Planning Permission was granted (App. No. 16/00116/OUTMAJ) for the erection of 12 one bedroom apartments in 2 two-storey blocks of six together with resident's parking spaces for 12 vehicles.

Although the Planning Permission has now expired it can easily be renewed utilising supporting documentation albeit updated.

Tenure: The site is Freehold and free from Chief Rent.

Services: Mains electricity, water and gas services are all available for connection as is connection to the main sewer.

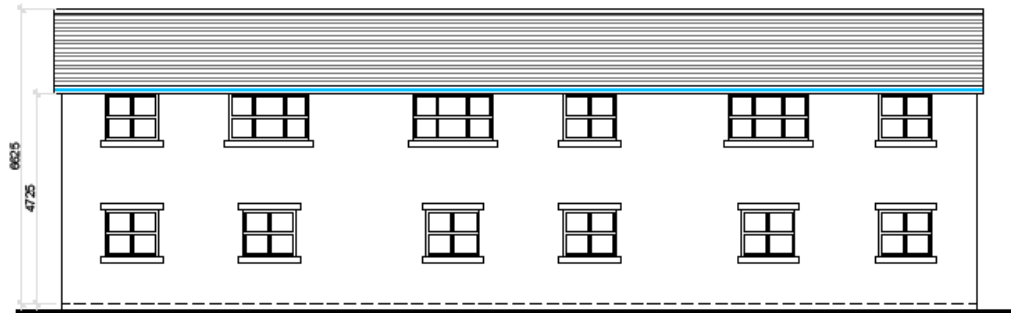
To View: By visiting the site or by appointment if access is required.



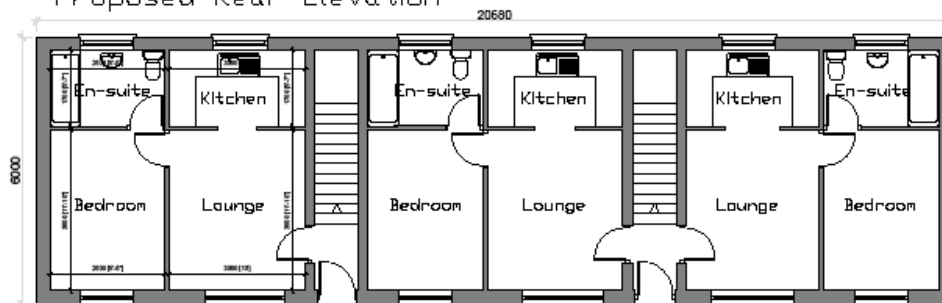
Back Ashby Street, Chorley, PR7 3DR - Block 1



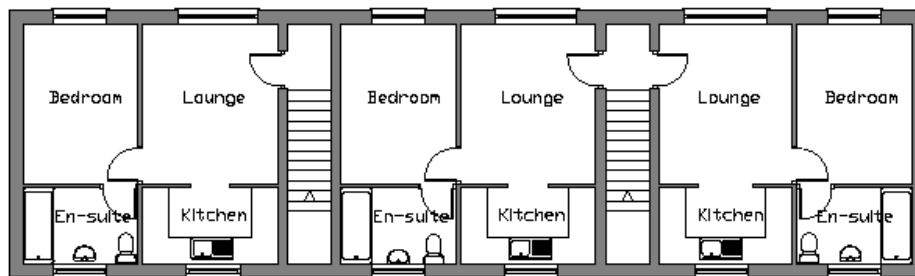
Proposed Front Elevation



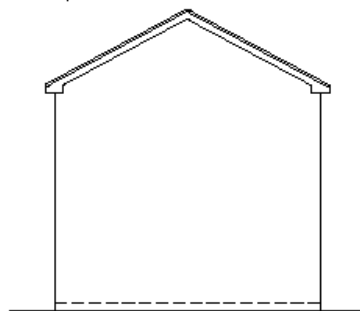
Proposed Rear Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan



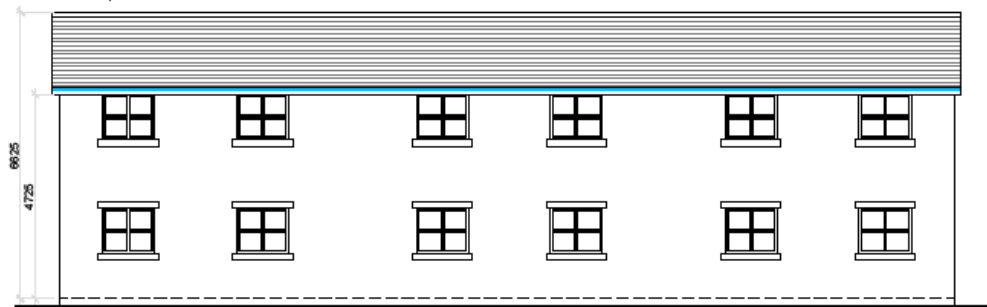
Side Elevation

 bpd Architecture chartered practice <small>Architects & Planning Consultants</small> Tel: 01257 220510 web: www.bpdprpa.co.uk email: info@bpdprpa.co.uk			
Project Back Ashby Street, Chorley, PR7 3DR			
Title Proposed Plans and Elevations Block 1			
Scale @ A3 1:100	Date Sept 2015	Ref Job 000	Drawn JSWR
Dwg No 000/BAS/PL1			Rev -

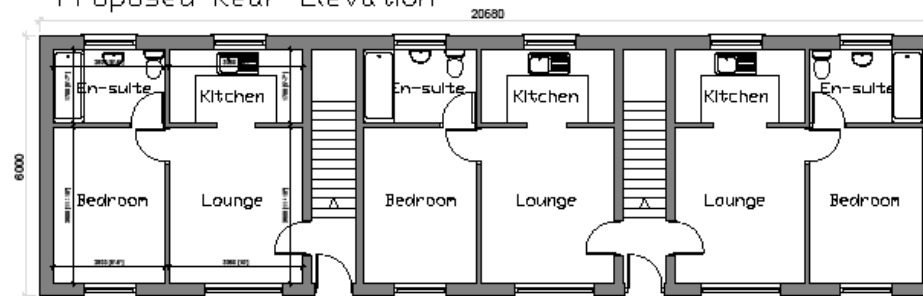
Back Ashby Street, Chorley, PR7 3DR - Block 2



Proposed Front Elevation



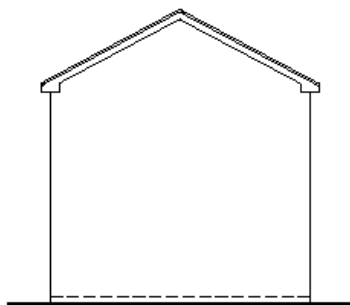
Proposed Rear Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan



Side Elevation

 bpd Architecture chartered practice <small>Architects, Planning, Conservation, RIBA Chartered</small> Tel: 01257 226510 web: www.bpdarch.co.uk email: info@bpdarch.co.uk			
Project Back Ashby Street, Chorley, PR7 3DR			
Title Proposed Plans and Elevations Block 2			
Scale @ A3	Date	Ref	Drawn
1:100	Sept 2015	Job 000	JSMR
Dep No	Rev		
000/BAS/PL2	-		