



FOR SALE

**RESIDENTIAL DEVELOPMENT LAND
WHITEGATE NURSERIES
66 CHAPEL ROAD
HESKETH BANK
PRESTON
PR4 6RT**



Price: £600,000

- 0.89 acres (0.36 hectares) or thereabouts.
- Outline planning permission obtained illustrating 10 plots. Four detached and three pairs of semi-detached.
- Established and convenient location
- All services available.
- Potential for additional future development.

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 site is the majority of Whitegate Nurseries which occupy a prominent and most convenient position close to the centre of the agrarian Village of Hesketh Bank where comprehensive amenities are available including schools, churches, shops and other facilities.

Location: The location is close to the wide rolling expanse of the Ribble Estuary and easily accessible for commuting into West and Central Lancs towns and cities.

The land on offer is the site of the aluminium greenhouse and the cabins and smaller timber greenhouses to the rear.



The timber framed greenhouse is to be retained for the time being but may well become available in due course.

The parcel fronting Chapel Road on which planning permission has been obtained for two detached is to be retained.

Planning: Planning permission was granted for the portion of the site occupied by the large greenhouse on the 16th June 2017 (Application No 2017/0315/OUT which was supported by an illustrative layout showing the position of the access road and development with a detached bungalow and two pairs of semi-detached houses.

Consent was obtained for the rear portion on Appeal in the Decision letter dated the 19th January 2017. The application was accompanied by and illustrative layout showing possible development with three detached and a pair of semi-detached houses. The original application reference was 2014/1127/OUT.

Full details can be viewed on West Lancs website.

Services: It is understood mains water, gas and electricity supplies are available for connection. Foul water services are also available with surface water into the existing drain which discharges from the site to take the overflow from the glass.

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

Tenure: It is understood the site is Freehold and free from Chief Rent. As and when planning permission has been obtained for the development of the site occupied by the timber greenhouse buyers of the land will be given the opportunity to purchase.

No.64 Chapel Road enjoys a right of way to gain access into the garage at the rear of their property.



