



## **FOR SALE**

**BUILDING PLOT  
ROBERTS FOLD  
OFF COCKER LANE  
LEYLAND  
LANCASHIRE  
PR26 7BL**



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**Price: £95,000**

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- Tranquil setting in select cul-de-sac
- 370 sq yds (310 sq m) or thereabouts
- Planning Permission for detached dwelling
- Attractive approach down winding Shady Lane
- Convenient for schools, shops and other amenities

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**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 Plot is situated at the end of Roberts Fold which serves two other individual residencies and leads to a small, smallholding.

It is accessed off Cocker Lane, a winding tree lined shady lane along which there is an attractive walk into the Town Centre. It is near to highly regarded primary schools, neighbourhood shops, health centre and other facilities are close by.



**Location:** From Leyland Town Centre proceed down Fox Lane and cross the junction into Slater Lane. Follow the road onto Dunkirk Lane, proceeding through the traffic light controlled crossroads. Turn right into Paradise Lane and then right into Cocker Lane. See location map.



**Planning:** Outline Planning Permission was granted by South Ribble Borough Council for a detached, two-storey dormer bungalow on the 22<sup>nd</sup> November 2017 (Application No. 07/2017/2683/OUT).

Full details can be viewed on the Council's website [www.southribble.gov.uk](http://www.southribble.gov.uk)

The development will be subject to the Community Infrastructure Levy (CIL) but this will be waived on a self-build project.

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

**Services:** It is understood mains electricity, gas and water supplies are available and ducting has been laid to connect from Cocker Lane.

The main sewer is available for connection at the rear of the plot.

**To View:** By visiting the location but attendance on site is by appointment with the Agents with whom all negotiations should be conducted.



Building Plot, Roberts Fold, off Cocker Lane, Leyland, PR26 7BL