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**FOR SALE**

**RESIDENTIAL DEVELOPMENT LAND  
ST THOMAS'S ROAD  
CHORLEY  
PR7 1HP**



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**Price: £425,000**

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- Prominent prestigious Town Centre position
- Across from open square and Town Hall
- Planning Permission for residential development (possibly 18 two bedroom apartments)
- Ample Car Parking provision

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



**Description:** Situated within the Town Centre across from public open square and the Town Hall the site provides exciting opportunity for a prestigious development of apartments in accordance with the Planning Consent which illustrated 18 units in a four and a half storey building.

In addition there is a separate small parcel of land behind Sumner House which provides additional parking as illustrated on the attached plan.

**Location:** Site is located at the beginning of St Thomas's Road opposite the open square outside the former Magistrates Courts.

**Planning:** Outline planning consent was granted by Chorley Council on 1 February 2021 (Application Number 20/01259/OUT) for residential development.

The application was accompanied by drawings illustrating a four and a half storey building containing 18 two bedroom apartments.

As the scheme is for apartments, there will be no community infrastructure levy (CIL) charged.

**Services:** It is understood all mains services are available for connection.

Purchasers are advised to make their own enquiries.

**Tenure:** Site will be sold Freehold and free from Chief Rent together with the land behind the properties fronting Dole Lane to which there is legal right away.

The right of way for practical purposes is as illustrated, however, the legal right of way extends over the whole of the car park.

**To View:** By attendance on site