

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999 Fax 01257 264256

Email info@peteregilkes.co.uk



FOR SALE

**TWO BUILDING PLOTS AT
WELFIELD
GOUGH LANE
BAMBER BRIDGE
PRESTON
PR5 6AQ**



Price: £220,000

- Tranquil setting off leafy lane
- 0.33 acres (0.13 hectares or thereabouts)
- Permission for two 4 bedroom houses
- Convenient location close to schools and all amenities
- Within minutes driving distance where M6, M61 and M65 Motorways converge

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



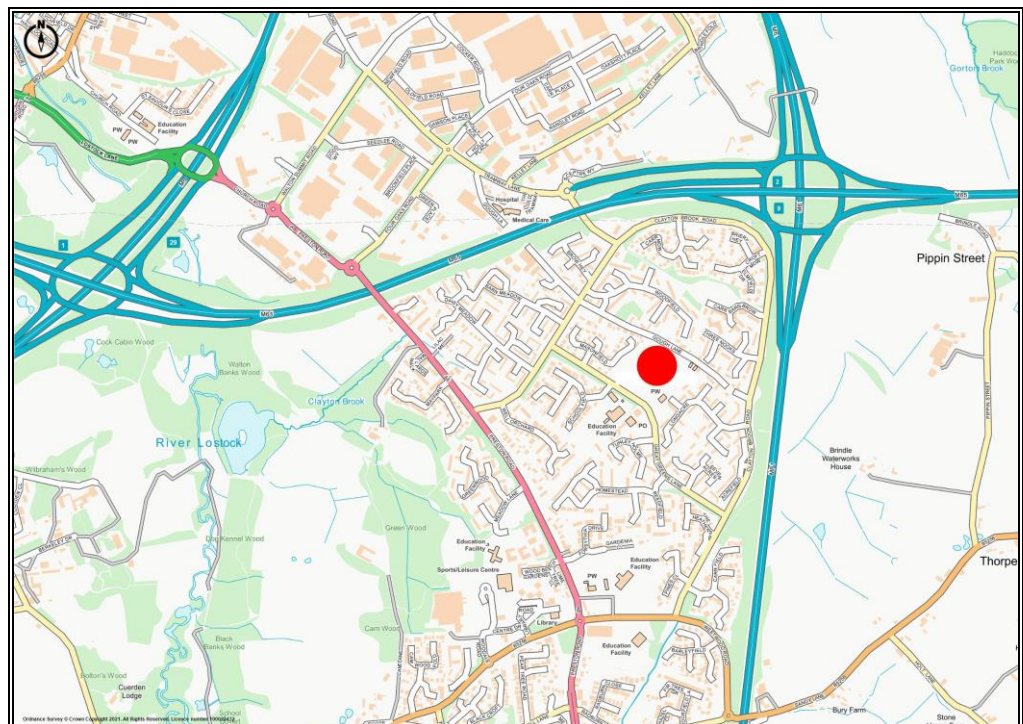
Description:

The Plots are situated within the grounds held with Welfield, a mature detached house forming part of individual residences on the tranquil tree lined Gough Lane.

The plots provide potential for erection of spacious two 4 bedroom detached houses for which Outline Planning Permission has been obtained.

**Location:**

Proceeding south out of Bamber Bridge along Preston Road, turn left into Clayton Brook Road and right into Gough Lane and the land is on the right (see location map).

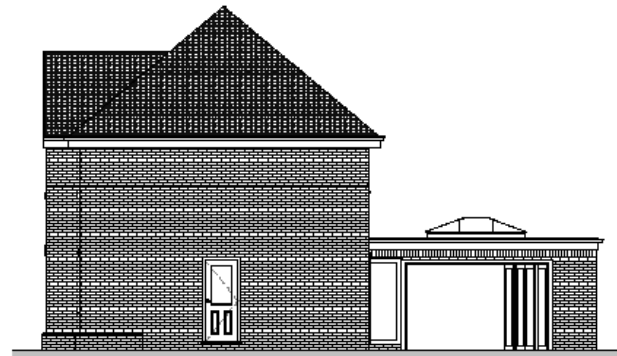


- Planning:** Outline Planning Permission for the erection of two dwellings with all matters reserved say for access and scale was granted by Chorley Council (App. No. 19/01103/OUT) on 1 April 2020.
- The accompanying Plans illustrate how the site could be developed with two large executive quality 4 bedroom houses with garages/car parking space.
- Full details can be viewed on the Council's website: www.chorley.gov.uk
- The development will be subject to the Community Infrastructure Levy (CIL) but will be waived for a self-build project.
- Tenure:** The site will be sold Freehold and free from Chief Rent.
- Services:** Mains electricity, gas and water supplies are available and drainage can connect to the main sewer.
- Prospective purchasers are advised to make their own enquiries but the vendor, who is retaining the residence Welfield, will allow for connection into drains etc.
- To View:** By visiting the location, but attendance on site is by appointment with the Agents with whom all negotiations should be conducted.

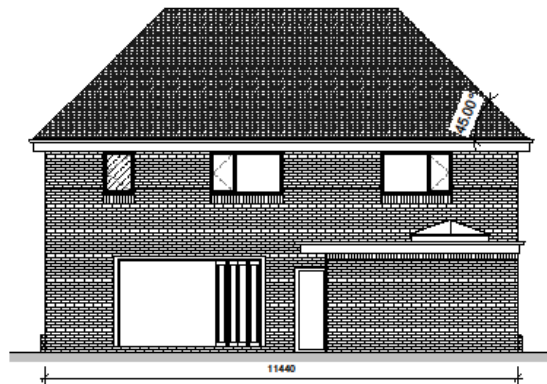
PLOT 1 ELEVATIONS



Front Elevation
1 : 100



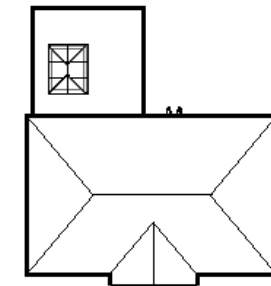
Right Hand Elevation
1 : 100



Rear Elevation
1 : 100



Left Hand Elevation
1 : 100



Roof Profile

Plot elevations issued for scale only

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 PR7 1SH
 TEL 07702 882888 www.extendeddesign.co.uk
 mail@extendeddesign.co.uk
 Proposed New dwellings - Land off Wellfield
 Gough Lane Clayton Le Woods PR5 6AQ
 Jacqui Lowe

Rev	Description	Date
Proposed Plot 1 Elevations		
Drawn	DP	
1824 / P1101	Date	Mar 2020
Scale @ A3	1 : 100	

