



For Sale - Self Build development plots

Self Build Plots, School Lane, Chorley, Lancashire, PR7 6JL

0.06 - 0.16 Acres (0.02 - 0.06 Hectares)

- Opportunity to build your own property
- Semi rural location
- Access through a large residential development
- Excellent transport links
- All services will be installed to the boundary of the plot

Description

There is an opportunity to acquire a self build plot on the Rowland Homes Development at School Lane/Pear Tree Lane. Outline Planning Permission was granted in August 2020 but has since expired.

The 18 available plots accommodate a mix of plots where 3 or 4 bed detached dwellings can be constructed. The properties should be no more than 2 storeys in height. Designs and Specifications will need to be approved by the landowner before submission to the local authority for full planning consents. Roads and Services will be brought up to the plot, which purchasers can then connect with. Further information regarding the plots including the requirements which will need to be met and adhered, can be provided on request.

The plots are to be transferred to either a party of the Self-Build and Custom Housebuilding Register (link to Chorley Council Register - <https://chorley.gov.uk/article/1738/Self-build-and-custom-build-homes>) or a Self-Build and Custom Housebuilding Developer.

Location

The plots are situated within the Rowland Homes Development at Jubilee Gardens, a large residential development comprising 149 new build homes. The plots are located off Pear Tree Lane but will be accessed via the main entrance to the site off School Lane.

The site benefits from easy access to local facilities, public transport links and the local footpath network. The plots are ideally located for access to nearby shops, schools and sports facilities. It has good access to regional and national motorway network with Junction 8 of the M61 and Junction 28 of the M6 with 2.5 miles of the plots. The local bus routes provide access to Chorley and Preston via a number of regular services. Euxton Balshaw Lane and Buckshaw Parkway train stations are located within 1km of the site.

Accommodation

The plots range from 0.02 - 0.06 Hectares (0.06 - 0.16 Acres) a full accommodation schedule of available plots are available on request

Tenure

Freehold

Price

Details on request

Planning Use

Planning for the development including the self build plots were granted on 11th August 2020 under application number 19/00654/OUTMAJ. The outline planning consent for the self build plots have now expired, interested parties would need to apply for full planning consent with the planning department of Chorley Borough Council.

Purchasers will be responsible for their own costs including any costs attributed to the planning consent. This will include S106 contributions, commuted sums and any CIL payments.

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable on the land

Business Rates

Council Tax will be payable on a completed property. We would recommend interested parties contact the VOA for further information in this regard.

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221 030
info@fletchercre.co.uk

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