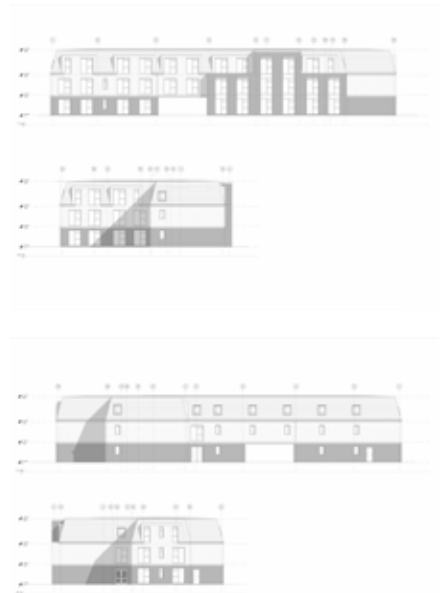


LOT  
**13**

115-117 Market Street, Chorley PR7 2SQ

**GUIDE PRICE £450,000\***

**DEVELOPMENT SITE WITH PLANNING GRANTED FOR 25 FLATS**



This development opportunity is situated within the heart of Chorley within a short walk of the main line station. Further rail services are available within two miles at Buckshaw Parkway and Euxton Balshaw Lane Stations. Chorley is surrounded by attractive countryside and is a popular area to live and commute from to Manchester, Preston and Bolton. Good road links are easily accessible including the M61 and M6 Motorways. The site is approximately 1311 sm (0.32 acres) in size and has been granted planning under reference 19/00145/FULMAJ for the erection of a building comprising 25 flats following demolition of existing garage blocks. We are advised that the planning has been implemented. We are advised that the breakdown of the planning granted allowed for 18 x one bedroom flats and 7 x two bedroom flats. A major benefit to the planning granted is that there is no CIL payment due for the development. The site is sold with vacant possession and the benefit of the existing planning permission. This site will be of interest to developers.

**ACCOMMODATION**

Development site of approximately 1311 sm (0.32 acres)

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

Chorley Borough Council Rateable Value No.115 is £5,600 Rareable Value No. 117 is £8,400

**VIEWING TIMES**

External viewing as open site. Please be courteous to neighbours.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN