Frank Harrington Associates

CHARTERED SURVEYORS LAND & DEVELOPMENT CONSULTANTS

RICS

FOR SALE
Land at
Duxbury Office Park
Myles Standish Way, Chorley

Approximately 5.6 acres with Outline Planning Permission for B1 Employment Use

Description

A well located parcel of land with outline planning permission for office development with excellent road frontage to Myles Standish Way. The land is divided into two parcels of 2.71 acres and 2.93 acres approx. The land is located on the fringe of Chorley centre with access to Junction 8 of the M61 motorway to the north of Chorley and Junction 7 to the south. Junction 28 of the M6 is also accessible.

The access road is currently under construction to serve the residential development which will lie to the rear of this land and all service connections will be made available into this access road.

Planning

Outline Planning Permission for Mixed Use Development incorporating B1 Employment Use and Residential was granted on 23 December 2008. The residential permission is already under construction.

A copy of the Planning Permission and Section 106 Agreement is available on request. There is a Sustainable Transport Contribution of £83,970 required on this land.

The Outline Planning is based on 23 2-storey self contained B1 office units with car parking. Individual units range in size from 476m² (5124 sq ft) to 2027m² (21819 sq ft). As this is an outline permission this proposed scheme was submitted for illustrative purposes only.

These sizes are on a gross internal basis and taken from plan. These proposals are subject to obtaining a detailed planning consent.

VAT

All prices/rentals to be quoted are exclusive of Vat which will be charged in addition at the prevailing rate.

Method of Sale

Offers are Invited for land either as one parcel or alternatively offers can be made for smaller parcels if desired.

Viewings

The site can be viewed from the road side however contact the Agents for further discussion.

Date: 27 July 2011

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