Frank Harrington Associates
CHARTERED SURVEYORS LAND & DEVELOPMENT CONSULTANTS

FOR SALE
Land at 4 Rectory Close, Chorley, PR7 1QW

General Description

A superb position on the fringe of Astley Park. The property currently comprises a detached bungalow with good sized garden with frontage onto Astley Park. The property is located down a short cul-de-sac in an exclusive residential area yet close to all Chorley facilities.

At the present time the bungalow is let at a rent of £695pcm on an Assured Shorthold Tenancy. It could be possible to vary the planning permission to retain the existing bungalow and just construct 2 dwellings in the side garden. In these circumstances the bungalow could either be renovated and sold or retained as a longer term investment.

Planning

Outline planning permission was granted in October 2009 (Application No: 07/01041/OUT) for the demolition of the existing bungalow and the erection of 3 new dwellings. As this is an Outline Application the dwellings are only indicative but indicate a floor area in the region of 1860sq ft each.

Local Authority

Chorley Borough Council.

Additional Information

a. There are four trees affected by a Tree Preservation Order. These do not affect the proposed layout.
b. The bungalow has been let on an Assured Shorthold Tenancy at £695pcm from 28 December 2011.
c. Rectory Close is a private road.
d. The Foul drainage is in Rectory Close. A pump would be needed for new dwellings.
e. The Surface Water drainage is separate from the foul and would need either to discharge into Astley Park (as we believe the other dwellings do) or into a soakaway (to be constructed)
f. A Topographical Survey is available.

Purchase Price

Offers are Invited (Guide Price £400,000).

Contribution to Costs

The purchaser is to contribute the sum of 2% of the offered price plus VAT towards the Vendors costs (in addition to the offered price).

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