



# For Sale

## Land at Railway Road, Chorley

### Planning Permission for 14 Dwellings Site Area 1.146 Acres approx

#### General Description

A former School site (buildings demolished in a residential area off Harpers Lane, Chorley) with planning for 7 detached and 7 semi/mews houses.

#### Planning

Outline Planning Permission (Application No: 10/00889/OUTMAJ dated 5 January 2011) *for the residential development of 14 dwellings and access road on the site of the Former St Joseph's Primary School.*

An illustrative layout plan identifies the dwellings as follows:

5 x Type A – 920 sq ft 2 x Type D – 1114 sq ft  
2 x Type B – 920 sq ft 1 x Type E – 1098 sq ft  
2 x Type C – 1227 sq ft 2 x Type F – 1291 sq ft

14 units thus total 14,804 sq ft (1375m<sup>2</sup>)

These areas are approximate as they are scaled off the plan which has been provided for illustrative purposes only as it was not a detailed planning application.

#### Section 106 Agreement

A Section 106 Agreement has been entered into requiring the payment of an £18,578 contribution towards play equipment on an alternative site.

#### Local Authority

Chorley Borough Council

#### Additional Information

The following information is available.

- a. Planning Permission Notice
- b. Topographical Survey S07/422 Revision A
- c. Site Layout 09/109/P02 Revision B
- d. Location Plan 09/109/L01
- e. Tree Protection Plan dated October 2010
- f. Section 106 Agreement.

#### Purchase Price

**Offers Invited no later than Tuesday 24 May 2011**

#### Viewing

Viewing is available by visiting the site. All viewing is to be at the viewing parties' own risk.