

Site on the Corner of, Brooke Street / Eaves Lane, Chorley, PR6 0PY

**FOR SALE**



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**Use** - Commercial Land, Residential Land, Leisure

**Size** - 0 Sq ft

**Price** - UNDER OFFER

- Prominent Main Road Development Opportunity
- 0.25 Acres
- Prominent location close to Chorley town centre
- Suitable for a number of uses, including retail, residential, nursery, leisure, subject to p



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## Site on the Corner of, Brooke Street / Eaves Lane, Chorley, PR6 0PY

### Location

The property is situated on the corner of Brooke Street and Eaves Lane, approximately one mile from Chorley town centre, in a mixed residential, retail and commercial area.

### Description

The property comprises the site of the former Brookes Arms public house, which was demolished a couple of years ago, and now provides a level corner development plot suitable for a number of uses, subject to planning.

The site extends to 0.25 acres and would suit uses such as leisure, residential development, nursery, creche, health, subject to planning consent.

### Accommodation

We have calculated the site area to be 0.25 acre.

### Price

UNDER OFFER

### Tenure

Understood to be freehold.

### Planning

The site was previously used as a public house and ancillary parking.

It is anticipated that other uses would be considered and it is recommended that interested parties contact the local planning authority to discuss their proposed uses in greater detail.

### VAT

VAT may be applicable to figures quoted in these particulars

### Services

It is the responsibility of the buyer to ensure that there are adequate services to the site for their proposed use.

### Money Laundering Regulations

Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser

### Viewing

Strictly through agents

Taylor Weaver

(Neil Weaver)

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