

FOR SALE - On behalf of a private client

**CHORLEY MAGISTRATES COURT, ST
THOMAS ROAD, CHORLEY, PR7 1RZ**

Excellent town centre development opportunity

The property has planning permission for an 11 storey apartment building with 52 flats, three ground floor retail units and roof terrace.

Offers in the region of £800,000.

CONTACTS

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LANDWOOD
GROUP



KEY CONSIDERATIONS

- Excellent location within Chorley Town Centre with Astley Park to the rear
- Of the 52 apartments we understand there is approval for 28 x 1 bedroom apartments, 22 x 2 bedroom apartments and 2 x 3-bedroom apartments.
- The plans show that each apartment will have its own balcony and there will be a communal open roof terrace.
- Planning reference number: 24/01113/FULMAJ at Chorley Council.

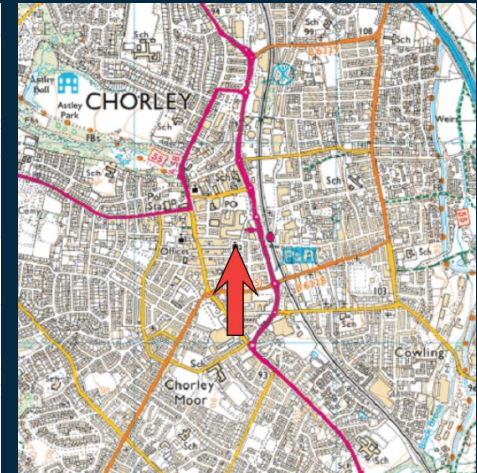
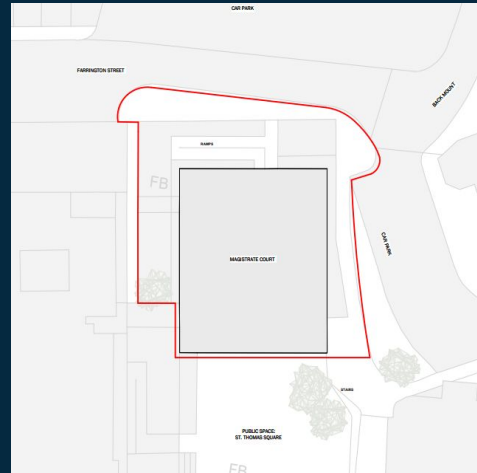


LOCATION

The property is located in the town centre of Chorley, next to Chorley Town Hall. The site is a stone's throw away from Booths, M&S and Market Walk Shopping Centre which now includes a Reel Cinema that opened in 2019. Chorley is also home to a number of independent restaurants and cafes along Market Street.

The railway station and bus station are both less than a mile away from the property. Chorley Railway Station provides services to Manchester in 36 minutes, Lancaster in 30 minutes and Preston 15 minutes.

Whilst the site is positioned amongst plenty of amenities, Astley Park is located to the rear of the site which provides footpaths through leafy woodland, a lake and its own cafe. There is high density residential within the wider area making the area ideal for a residential scheme.



Planning

The site has planning for the erection of building comprising 3no. commercial units and 52no. apartments with landscaping and other associated works following demolition of the Magistrates Court building. Under reference number 24/01113/FULMAJ. Granted in October 2024.

All parties must rely on their own enquiries with Chorley Council where all relevant planning documents, can be viewed. Link to Chorley Council is here: <https://chorley.gov.uk/viewplanningapplication>

Proposed accommodation

The plans show the following approximate sizes:

Commercial units range from 71m² to 94m²

One bedroom flats in the region of 50m²-52m²

Two bedroom flats in the region of 70m²- 100m².

Three bedroom flats in the region of 120m².

The 9th and 10th floor have larger two bedroom and three bedroom, duplex apartments. For further information please see planning website to download the approved plans.



TENURE INFORMATION

The property is held under freehold title number LAN88789.

PRICE

Offers in the region of £800,000, subject to contract.

VAT

All figures quoted are exclusive of VAT.

EPC

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CONTACT US TO ENQUIRE



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VIEWINGS

Strictly by appointment.

LEGAL COSTS

Each party will be responsible for their own legal costs.

BID TERMS

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

ADDITIONAL INFORMATION

Landwood Group have not internally inspected the property.

Photographs

