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**FOR  
SALE**



## DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION

390 m<sup>2</sup> ( 4,198 ft<sup>2</sup> )

**Former Little Tiger**  
Bolton Road  
Abbey Village  
Chorley  
PR6 8DA

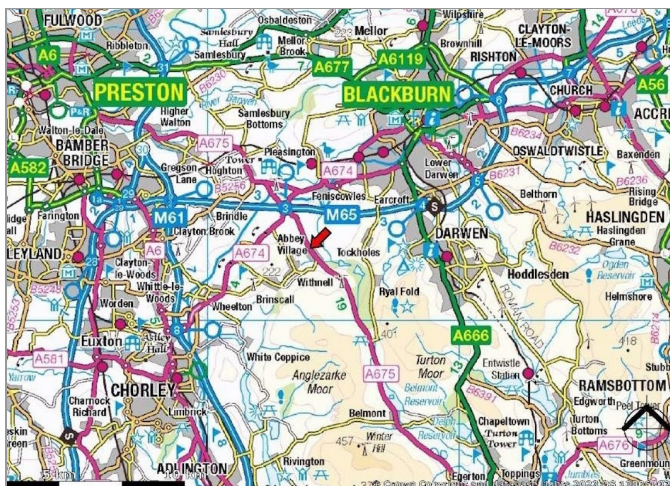
- Predominantly residential semi rural setting
- Detailed planning permission for 3 dwellings
- New build development approaching completion immediately to the rear
- Potential to vary the planning permission

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)



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## Location

The property is located within Abbey Village a semi rural village within the general vicinity of the desirable Withnell, Brinscall and Wheelton being circa 5 miles to the north east of Chorley. The property fronts the A675 Bolton Road which connects the M65 at junction 3 (circa 1 mile to the north west) and Bolton (circa 10 miles to the south).

The village includes Abbey Village County Primary School.

## Description

A former public house/restaurant being of stone construction beneath pitched slate roof which benefits from planning permission to be converted into 3 dwellings together with garden area and parking to the rear.

## Accommodation

The premises offer an approximate gross internal floor area of 390 m<sup>2</sup> (4,198 ft<sup>2</sup>) arranged over ground, first and second floor levels.

## Services

It is understood that all mains services are available to the property, however, we would advise interested parties to make their own separate enquiries and satisfy themselves in this regard.

## Tenure information

We understand that the property is held freehold and presently forming part of a larger title which will be separated out upon completion of the new build development to the rear.

## Planning

The property benefits from a detailed extant planning permission ref. 22/00413/FUL w.e.f. 13th October 2022 for the creation of 3 no. dwellings.

Whilst we believe the planning permission was implemented by the commencement of the wider new build development the developer has also undertaken some demolition and commended some remedial works to the building itself which are ongoing.

We understand that various alternative development options may be available subject to a further planning permission including an apartment development.

We would advise interested parties make their own planning enquiries via the local planning authority, Chorley Borough Council.

## Further information

The further information available can be accessed via the following link – <https://planning.chorley.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RA15XCETLMJcn>

## Proposals

Offers in the region of £325,000.

There is a strong preference for unconditional offers based on the current consent however, conditional offers may be considered subject to terms.

## Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

## VAT

The purchase price will not be subject to VAT.

## Legal fees

Each party to be responsible for their own professional costs incurred in this transaction.

## Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

## Enquiries

Strictly by appointment with the sole agents:  
**Eckersley**

Telephone: 01772 883388

Contact: Mark Clarkson

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