



FOR SALE - Residential Development Opportunity

Former Little Tiger Restaurant, Bolton Road, Abbey Village, Chorley, Lancashire, PR6 8DA

4,587 ft² (426.13 m²)

- Residential development opportunity in the popular semi-rural village of Abbey Village
- Planning consent secured for conversion to 3 substantial three-bedroom apartments
- Private garden areas 6 car parking spaces
- Six car parking spaces
- Located close to M65 motorway

Description

The property comprises the former Little Tiger public house/restaurant, being an attractive and substantial stone-built property beneath a pitched slate roof.

Planning consent has now been secured for the conversion and refurbishment of the existing building to provide three substantial three-bedroom residential apartments, arranged over ground, first and second floor levels.

The proposed scheme provides approximately 426.1 sq m (4,587 sq ft) of residential accommodation together with private garden areas, cycle storage and six car parking spaces.

The development provides an opportunity to create three unusually spacious apartments within an attractive village setting and will be of interest to developers and investors seeking a consented residential conversion opportunity.

Location

The property occupies a prominent position fronting Bolton Road (A675) within the attractive semi-rural village of Abbey Village, approximately 5 miles north east of Chorley.

Abbey Village is a popular residential location close to Withnell, Brinscall and Wheelton, whilst the A675 provides convenient access towards Blackburn and Bolton. Junction 3 of the M65 motorway is approximately 1 mile to the north west, providing excellent access to the wider regional motorway network.

The immediate surrounding area is predominantly residential in character, with a number of recently constructed dwellings immediately to the rear of the property.

Accommodation

The property has been measured in accordance with the RICS code of measuring practice 6th Edition on a Gross Internal Area basis (GIA) Size 4,587 ft (426.13 m).

Price

£395,000 Freehold – On an unconditional basis only.

Planning Use

Planning consent has been secured for the conversion of the existing former restaurant/public house to provide three self-contained three-bedroom apartments.

The approved proposals include the conversion and refurbishment of the existing building, demolition of the remaining outbuildings, private garden areas and provision of six car parking spaces.

Copies of the planning consent, approved plans and supporting documentation are available from Fletcher CRE upon request.

Interested parties should make their own enquiries of Chorley Borough Council in respect of the planning consent and any conditions attached thereto.

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Any future uses for residential will attract council tax banding we suggest you contact Chorley Council for further information.

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221 030
john.fletcher@fletchercre.co.uk

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