

# 5 QUEENS ROAD

CHORLEY | PR7 1JU

**eckersley**  
commercial property solutions



Part Complete Apartment  
Development Opportunity

**18 SELF-CONTAINED 1 & 2 BED APARTMENTS**

Acting on behalf of Paul Greenhalgh & James Liddiment  
of Kroll as Joint LPA Fixed Charge Receivers



# LOCATIONAL SUMMARY

- Opportunity centrally located close to amenities together with extensive retail/leisure and excellent transport links with railway and bus stations within walking distance
- Chorley has an estimated population 119,522 (2023 CBC estimate) reflecting the 2nd largest population increase in the north west
- Economic activity in the borough is higher than the North West average, standing at 79.8% with managerial, professional and technical occupations, accounting for 42.3% of the working population
- Chorley has secured £20m from the government's Levelling Up Fund to transform parts of its town centre





# LOCATION

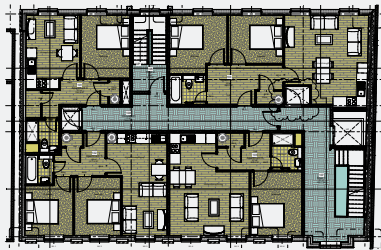
The development is located in between Queens Road and Farrington Street Car Park close to Chorley Town Hall and the Police Station. Astley Park lies less than 100m to the north and offers a substantial open green space.

Chorley Town Centre offers an excellent range of amenities together with strong communication links with the M61 providing access to Preston to the North and Manchester to the south as well as a West Coast Main Line railway station together with bus station both within a short walk.

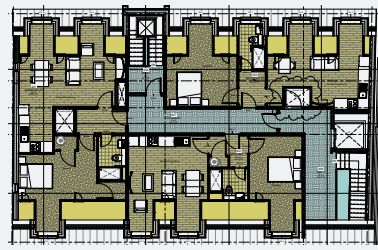


# DESCRIPTION

A rectangular 5 storey new build apartment block of brick construction with mixed render and clad finish providing 18 self contained 1 & 2 bed apartments comprising 12 x 1 bed and 6 x 2 bed apartments ranging from 36 m<sup>2</sup> (388 ft<sup>2</sup>) to 80 m<sup>2</sup> (861 ft<sup>2</sup>).



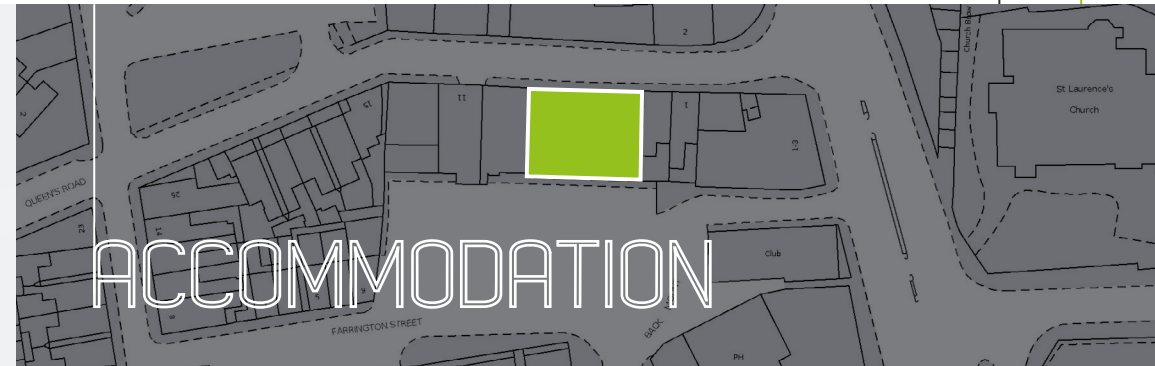
First Floor Plan



Fourth Floor Plan



Ground Floor Plan



# ACCOMMODATION

## CONSTRUCTION STATUS

The net internal floor area has been estimated to extend to approximately 849 m<sup>2</sup> (9,139 ft<sup>2</sup>).

Please refer to the floor plans and schedule outlining the scheme. Parties are advised to satisfy themselves as regards the current works and cost to complete.

Unit	Floor	Beds	Description	M <sup>2</sup>	Ft <sup>2</sup>
Flat 1	GF	1	1-bed, kitchen/dining/living, bathroom, store	38	409
Flat 2	GF	1	1-bed, kitchen/dining/living, bathroom, store	37	398
Flat 3	GF	1	2-bed, kitchen/dining/living, en-suite, bathroom, store	37	398
Flat 4	FF	1	1-bed, kitchen/dining/living, bathroom, store	37	398
Flat 5	FF	2	2-bed, kitchen/dining/living, bathroom, store	48	517
Flat 6	FF	1	1-bed, kitchen/dining/living, bathroom, store	47	506
Flat 7	FF	2	2-bed, kitchen/dining/living, bathroom, store	59	635
Flat 8	2F	1	1-bed, kitchen/dining/living, bathroom, store	37	398
Flat 9	2F	2	2-bed, kitchen/dining/living, bathroom, store	48	517
Flat 10	2F	1	1-bed, kitchen/dining/living, bathroom, store	47	506
Flat 11	2F	2	2-bed, kitchen/dining/living, bathroom, store	60	646
Flat 12	3F	1	1-bed, kitchen/dining/living, bathroom, store	37	398
Flat 13	3F	2	2-bed, kitchen/dining/living, bathroom, store	48	517
Flat 14	3F	1	1-bed, kitchen/dining/living, bathroom, store	47	506
Flat 15	3F	2	2-bed, kitchen/dining/living, bathroom, store	59	635
Flat 16	4F	1	1-bed, kitchen/dining/living, bathroom, store	63	678
Flat 17	4F	1	1-bed, kitchen/dining/living, bathroom, store	51	549
Flat 18	4F	1	1-bed, kitchen/dining/living, bathroom, store	49	527
				<b>849</b>	<b>9,139</b>



# FURTHER INFORMATION

## TECHNICAL INFORMATION

Eckersley has a limited amount of technical information which can be provided electronically upon request. Interested parties are, however, advised to make their own enquires to satisfy themselves as regards the works undertaken with the opportunity being sold as seen.

## METHOD OF SALE

We are seeking expressions of interest prior to offers with timescales and offer guidelines to be provided in due course, if appropriate.

## WARRANTIES

Some building control inspection and Global Home Warranties information is available and will be provided as part of the technical information, however, interested parties need to satisfy themselves as to the suitability for their purposes and whether what is provided can be relied upon. The receivers are unable to provide any warranty in regards to the information provided.

## TENURE

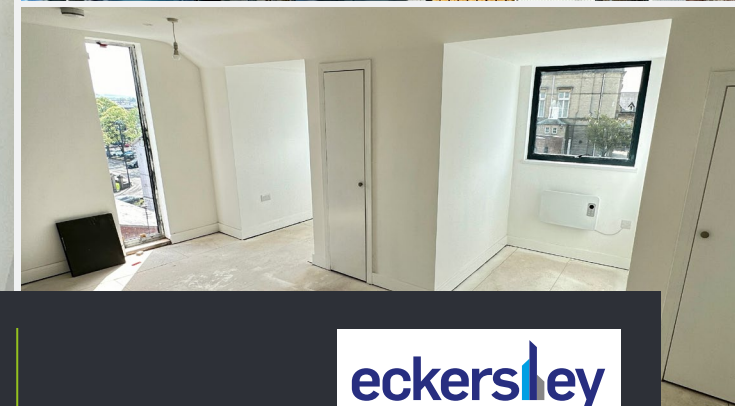
Freehold.

## PLANNING

We understand the property benefits from an extant planning permission as follows:

<b>Reference</b>	17/00490/FULMAJ
<b>Address</b>	Garside and Son Plumbers 5 - 9 Queens Road Chorley PR7 1JU
<b>Proposal</b>	Erection of 5-storey block comprising 18 No. apartments following demolition of existing buildings
<b>Decision Date</b>	28 November 2017

A copy of the Decision notice and some supporting information is available within the technical pack, however, interested parties are invited to make any planning related enquiries direct with the local planning authority, Chorley Borough Council.



## CONTACT INFORMATION

For further information or to arrange a viewing please contact:

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