



## Knight Avenue, Buckshaw Village, Chorley

**Offers Over £185,000**

Ben Rose Estate Agents are delighted to bring to market this unique SELF-BUILD home opportunity, which would be set within a gated development of six exclusive residential properties. This includes a historic Grade II Listed, 17th Century country house, Buckshaw Hall and also Buckshaw Hall Barn.

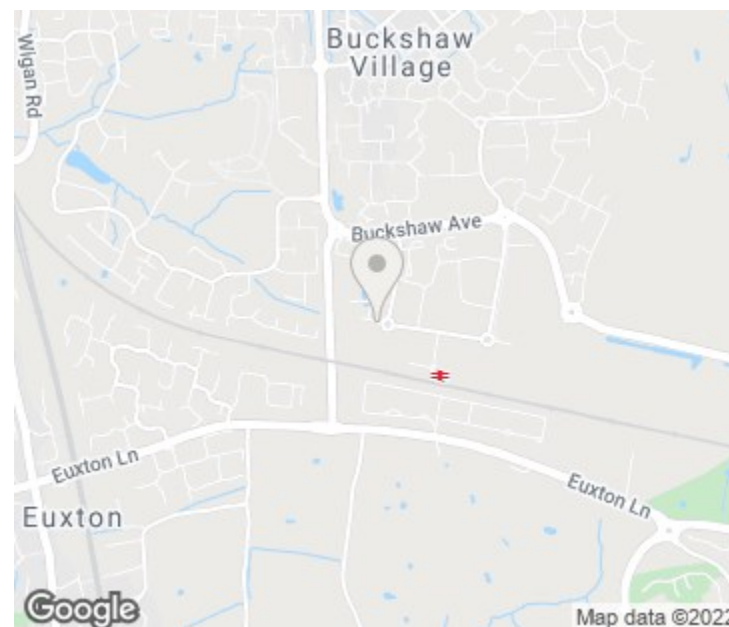
Four new dwellings are to be constructed at this site of which we have the pleasure of marketing three.

Plot one is a detached, three story, five bedroom home with single integrated garage with up to 2097 SQ.FT.


Plot two comprises of a detached, three story, five bedroom, double garage with up to 2137 SQ.FT.

Plot three is a detached, three story, five bedroom, double integral garage with up to 2243 SQ.FT.

For further information or to book a viewing give our office a call on 01257 263 903



We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	