

Building plot at Town Lane, Whittle le Woods, PR6 8AJ

O.I.R.O £500,000

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0.5 Acres

- Location, location, location!
- Superb building plot extending to 0.5 acres (0.2 ha) or thereabouts.
- Permission in principle consent for a detached house.
- Accessible to the main road and motorway network.
- Offered with the benefit of electricity, water and foul drainage connections.



A superb opportunity to purchase a 0.5 acre (0.2 ha) building plot set within a gorgeous location in Whittle-le-Woods. The plot gained planning permission in principle under application number 25/00815/PIP (dated 4th September 2025). The details of this planning consent can be found on Chorley Borough Councils website. A copy of the decision notice and site plan are found within these sales particulars. Since the initial granting of permission in principle, one of the two houses has had full details passed, with the remaining plot available for building on under that PIP. The plot will be offered with the benefit of electricity, water and foul drainage connections.

Located on Town Lane, the site is within easy walking distance to the village of Wheelton and its many amenities to include a good selection of public houses and restaurants. The plot is well positioned for long country walks, being only a stones throw from various public footpaths as well as the Leeds–Liverpool Canal towpath. The property also benefits from fantastic transport links, being within easy reach of the M61, M65 and M6 motorways along with the A6 offering fast access to Chorley, Preston and larger cities such as Liverpool and Manchester.



PERMISSION IN PRINCIPLE

Town and Country Planning Act 1990

Applicant:

Agent:

Application Number	Date Received
25/00815/PIP	2 September 2025

The Development:

Permission in principle application for the erection of 2no. dwellings

Location:

Land On The South Side Of Town Lane Whittle-le-woods Chorley

Chorley Borough Council (the Local Planning Authority) gives notice of its decision to grant **Permission in Principle** for the development.

Please note that the technical details consent application shall be submitted before the expiration of three years from the date of this permission.

This decision has been made having regard to the policies of the Development Plan which comprises the Adopted Central Lancashire Core Strategy (2012) and the Adopted Chorley Local Plan 2012-2026 and all other relevant planning policy and guidance including National Policy (the Framework), supplementary planning guidance and supplementary planning documents and Corporate documents of the Council.

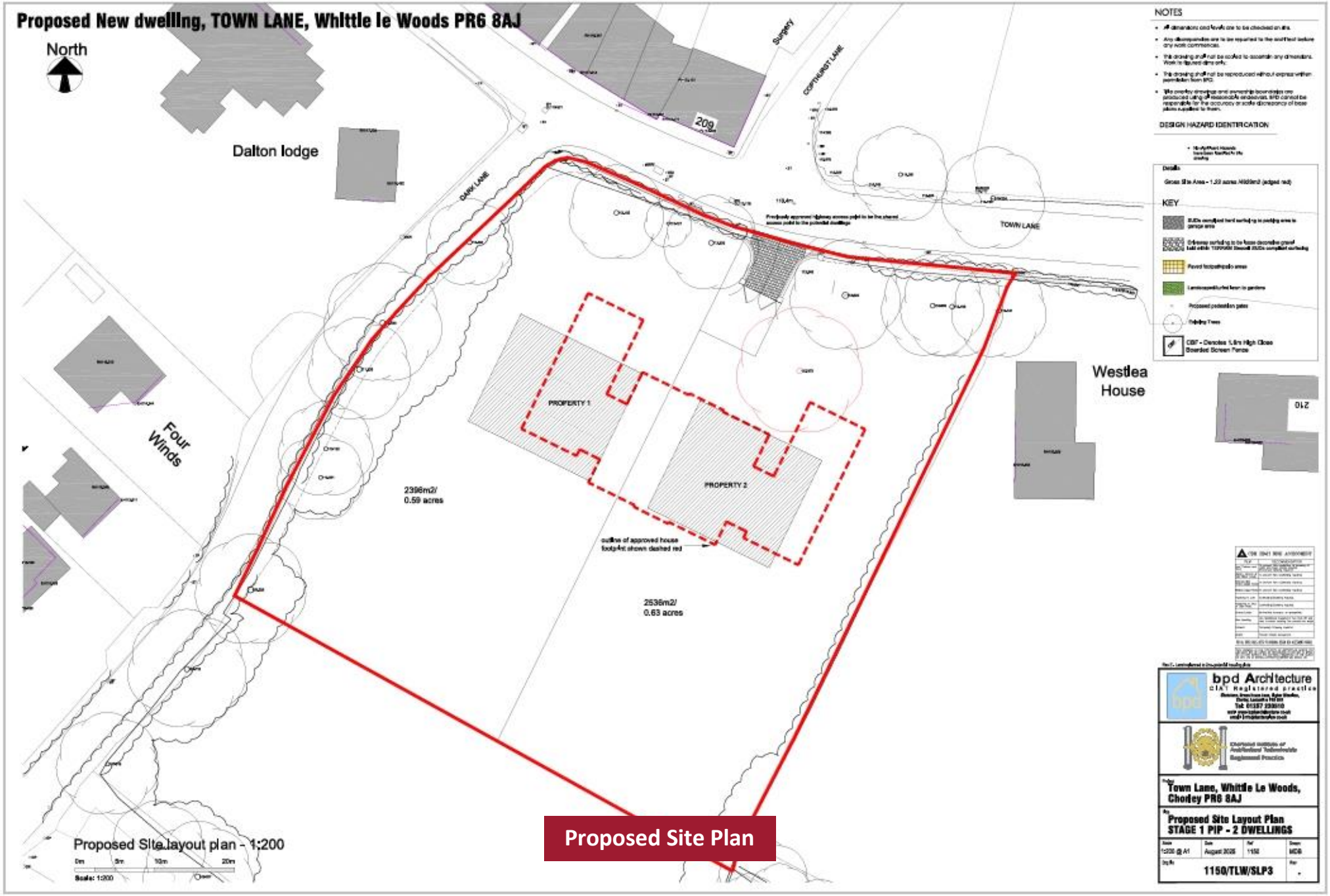
Signed: Date: 17 October 2025

Chief Planning Officer, Chorley Council

Please read the notes attached to this notice carefully. They will help you to understand this decision, your rights and other things you may have to do. Further information is available at chorley.gov.uk/planning.

Decision Notice





Proposed Site Plan

General Remarks

Services: The plot will be offered with the benefit of electricity, water and foul drainage connections..

Planning: All planning documents can be found on Chorley Borough Council's Planning Portal with the planning reference: 25/00815/PIP. Since the initial granting of permission in principle, one of the two houses has had full details passed, with the remaining plot available for building on under that PIP. Please note that the approved planning limits construction to a two story dwelling.

Restrictive Covenants None known.

Easement, and Wayleaves or Rights of Way : We are not aware of any easement, wayleaves or rights of way affecting the subject property.

Footpaths / Bridleways : We understand that there are no footpaths or bridleways affecting the property

Flooding : The property sits within Flood Zone 1. We are not aware of any flooding events within the last 5 years.

Unimplemented Planning Consents : Please see Planning documentation.

Planning Consents affecting the property : Please see Planning documentation.

Coal field / mining area : Property sits within the LANCS Coal Mining Reporting Area–Information obtained from the Local Authority and British Geological Survey.

Viewings: May be undertaken during daylight hours with a copy of the Sales Details to hand.

Communications :

Broadband: Standard and Ultrafast broadband available in the area

Mobile signal: O2 and EE - Variable in-home, good outdoor

The above information is according to Ofcom http://checker.ofcom.org.uk

Local Authority: Chorley Borough Council - https://chorley.gov.uk

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Boundaries: If the area edged red is sold without the area edged blue. The buyer of the area edged red will be responsible for fencing the line A to B upon completion.

Title & Tenure: The property is offered for sale Freehold and will be sold with vacant possession upon completion. The subject property forms part of the Title held under LA868306.

Photos, Plans and Measurements: The plans, photos and measurements provided within the sales particulars are provided for identification purposes only and do not form part of the sale contract and the purchaser will have deemed to have fully satisfied themselves as to the description and neither the vendor nor the vendor's agent will be responsible for defining the boundaries or ownership thereof.

Listed building : The property is not listed. **Conservation Area / AONB** : N/A

What3words Location : rolled.trim.freezer

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

SUBJECT TO CONTRACT

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract



North Lancashire
Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria
Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire
59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley
5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

Abarnett.co.uk

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