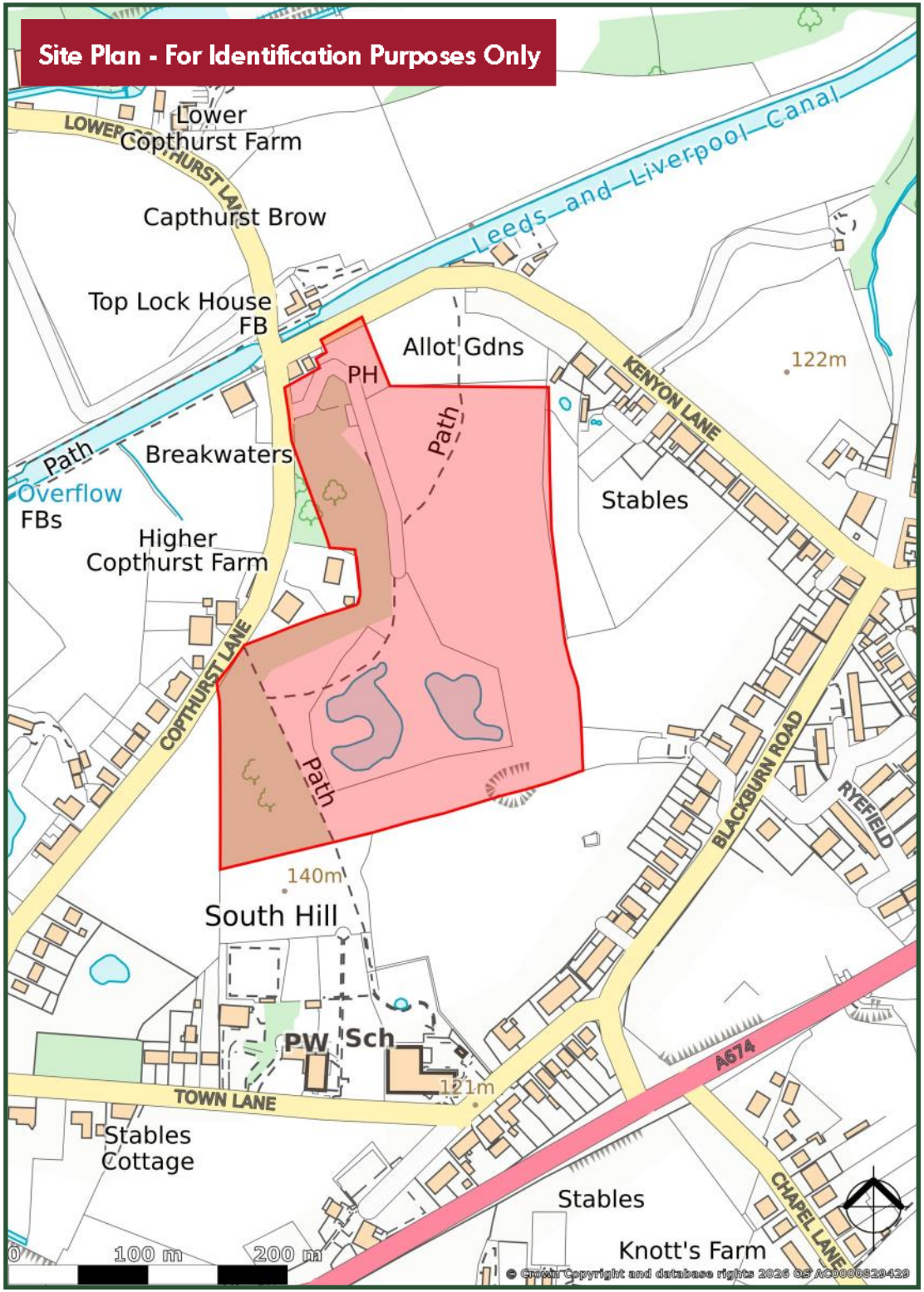


Land to the South of Top Lock PH, Copthurst Lane, Whittle le Woods,
Chorley, PR6 8LP

O.I.R.O. £1,000,000



Land to the South of Top Lock Public House, Copthurst Lane, Whittle le Woods, Chorley, PR6 8LP

O.I.R.O. £1,000,000

- Residential development opportunity.
- Planning in Principle for up to 9 dwellings.
- Additional agricultural land and amenity ponds.
- Total site extending to 16.41 acres (6.64 hectares) or thereabouts.
- Sought after Wheelton Village location.
- Superb accessibility to Preston, Bolton, Liverpool and Manchester.
- Good connectivity onto M61 and M6 road networks.







The Land to the south of Top Lock PH benefits from Permission in Principle for the development of up to 9 residential dwellings, together with an extensive area of adjoining agricultural land, amenity ponds and woodland. The overall site extends to approximately 16.4 acres (6.64 hectares) or thereabouts.

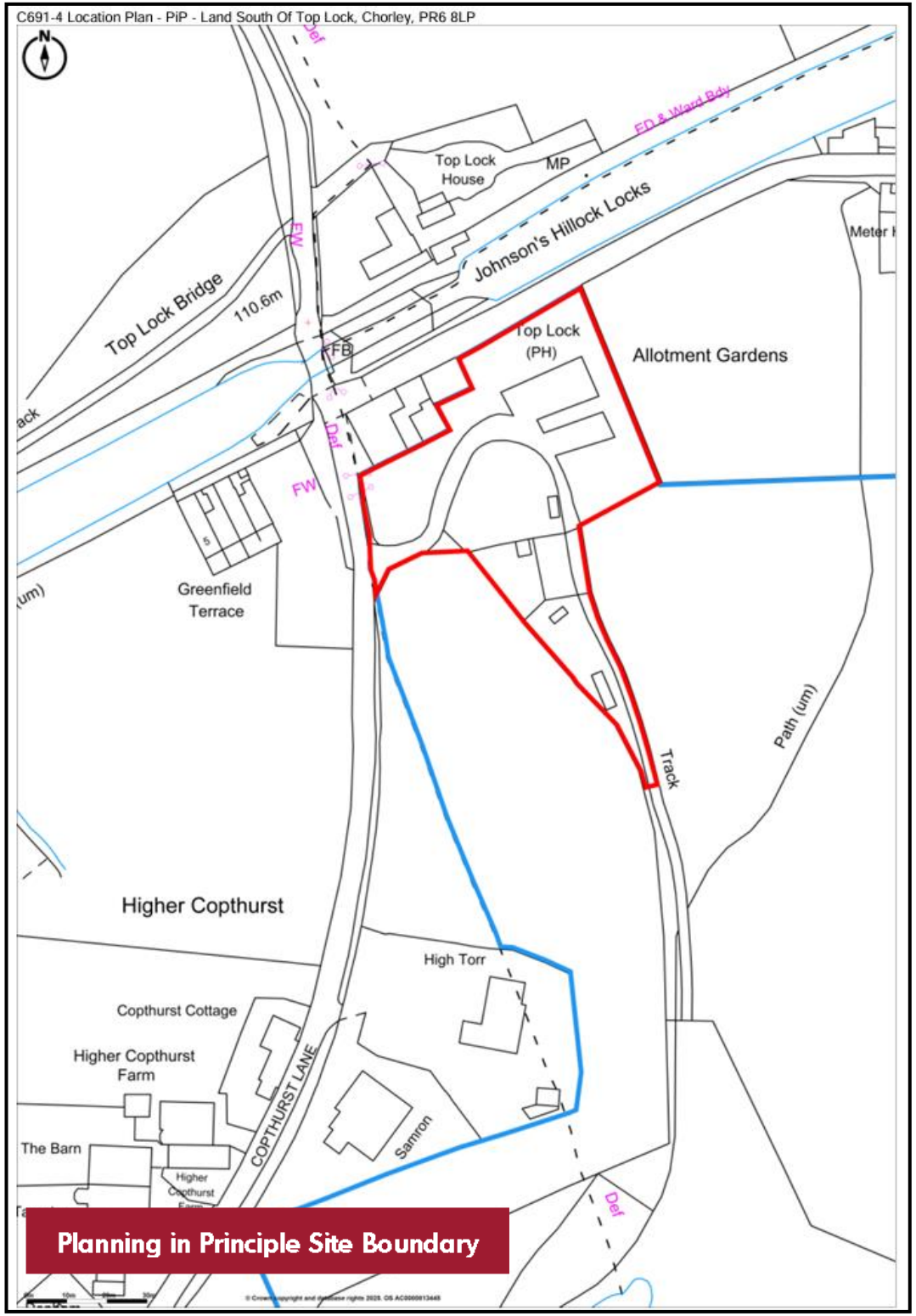
The site occupies an attractive position on the edge of Wheelton Village, directly adjoining the Johnson's Hillock Locks on the Leeds & Liverpool Canal. This highly desirable semi-rural setting provides an exceptional opportunity to create a select residential development within an attractive and established village environment.

The site enjoys open views across the surrounding agricultural land and the adjacent Leeds & Liverpool Canal, whilst offering excellent accessibility to the region's major towns and cities, including Preston, Bolton and Manchester. The location is particularly well suited to commuters, with Junction 8 of the M61 approximately 1.3 miles to the south-west, providing convenient access to the wider motorway network.

The combination of its village setting, attractive surroundings and excellent transport links is expected to make the completed dwellings highly appealing to a broad range of purchasers, including families, professionals and commuters.

Extending to approximately 16.4 acres (6.64 hectares), the site currently comprises agricultural grassland, woodland and amenity ponds, as outlined in red on the site plan.

An area extending to approximately 0.96 acres (0.39 hectares) benefits from Permission in Principle planning consent from Chorley Borough Council under application reference **25/01107/PIP**. The Permission in Principle establishes the acceptability of residential development for up to nine dwellings on the area identified, subject to the subsequent submission and approval of a required detailed planning consent.



A plan identifying the area benefitting from the Permission in Principle is included within these sales particulars.

Given the scale and nature of the wider holding, there may also be scope for prospective purchasers to explore amendments to the existing planning, subject to the necessary approvals, to accommodate an alternative or enhanced residential scheme tailored to individual development requirements.

The wider site comprises predominantly agricultural grassland, incorporating a number of mature in-field trees. To the south and west are areas of established woodland and scrub, together with two amenity ponds located within a former quarry.

The property benefits from direct access and roadside frontage onto Copthurst Lane, providing a practical point of access to the holding.

The combination of the land benefiting from Permission in Principle and the substantial areas of adjoining amenity and agricultural land creates an opportunity rarely seen in the market.

This is an exceptional opportunity to acquire a substantial development holding in a highly desirable and accessible location. The proposed residential element provides the potential to create a distinctive and select development, whilst the adjoining agricultural land, woodland and amenity ponds add significant scale, character and flexibility to the overall opportunity.

Development sites of this nature, combining an established residential planning position with substantial areas of additional land, are rarely offered to the market. The property is therefore expected to appeal to a wide range of purchasers, including residential developers, housebuilders, investors and private individuals seeking an opportunity with the potential to accommodate a variety of development aspirations, subject to the necessary planning approvals.





General Remarks

Services: There are currently no mains services connected to the property.

Building Safety: Non known.

Restrictive Covenants: Non known.

Listed building: N/A

Conservation Area/National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways: We understand that there are two public footpaths across the land - FP0915027 and FP0922040

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents: The site benefits from Planning under Application No. 25/01107/PIP, allowing 'Permission in Principle Application for the Erection of up to 9no. Dwellings'. All planning documentation to date can be found on Chorley Council Planning Portal under the above reference number. Interested parties should satisfy themselves as to the planning documentation prior to submitting any offer and prior to the exchange of contracts on the property.

Accessibility adaption information: N/A

Coal field / mining area: Within the LANCS Coal Mine Reporting Area - Information obtained from the Local Authority and British Geological Survey

Communications:
Broadband: Ultrafast broadband available in the area
Mobile signal: Good outdoor and in home signal available in the area.
The above information is according to Ofcom http://checker.ofcom.org.uk

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

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Land Occupation: Land currently occupied by a grazier on an informal basis - vacant possession offered on completion.





Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Chorley Borough Council

Council Tax: N/A

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Simon Wells. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed. Please note that CCTV and or recording devices may be in operation at the property during viewings.

What3words Location: ///mason.populate.mermaids

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

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

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

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