

COWBURN LAND

Chartered Surveyors
Land Agents
Development Land Consultants



Residential Development Land

1.49 Hectares (3.67 Acres) Gross

Land Parr Lane,
Eccleston,
Chorley,
PR7 5SL.

For Sale- Offers by 12 noon 15th June 2022



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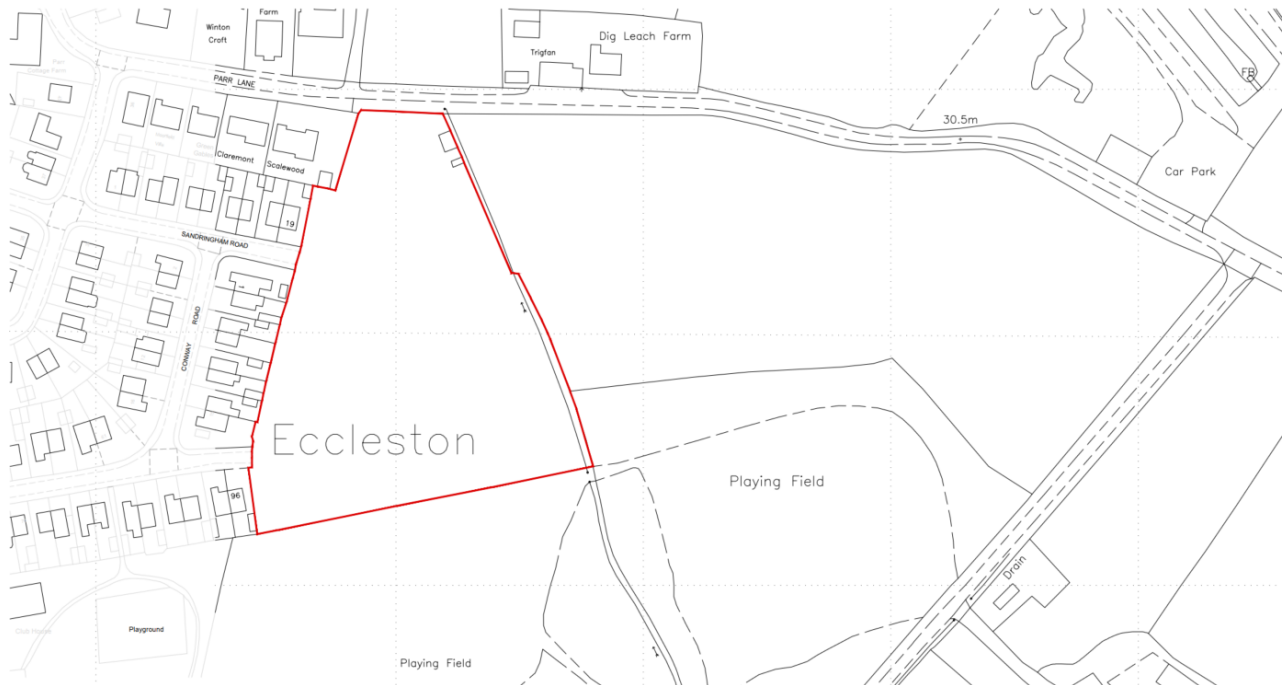


Outline Planning Permission for up to 34 dwellings.

Superb semi-rural, edge of village setting.

Sought after village and an area with very few available residential development opportunities.

Circa 40,379 sq ft of accommodation to be built according to the indicative layout.



Location

This site is set directly adjacent to Parr Lane on the east of the village of Eccleston. The village hosts a wide array of services and shops and is close to the well-respected Bishops Rawstorne secondary school. Motorway access to the M6 is available at junctions 27 and 28 and well as at the Charnock Richard services at the time of writing.

Description

The site extends to a total gross area of approximately 3.67 acres of agricultural grassland. It is contained within a single parcel.

Planning

This is a site within Chorley Borough Council boundaries. The original planning application was refused and followed by an appeal which was successful.

The original planning application Reference is 20/01193/OUTMAJ

The appeal reference is APP/D2320/W/21/3284702

Access for the development is taken from Sandringham Road, PR7 5SN.

Planning Obligations

The headings for the Section 106 Agreement contain the following contributions:

Education – NIL

Green Space – 0.0596 ha of green space is required on site plus 10 years maintenance contribution at £23,800 or private maintenance to be supplied. Additionally £54,366 towards playing pitches and £18,938 to Natural green space.

Highways – NIL

Legal Fees - £1,000

Health - NIL

Affordable Housing – the application requires 35% affordable housing. Tenure split 70% rented 30% intermediate.

Staircasing allowed for intermediate units.

Technical Information

A data room of information including all technical reports is available here - [Data Room Parr Lane, Eccleston](#)

Please note that the phase 2 intrusive ground report has been commissioned and will be circulated once available. This is likely to be at the end of May 2022.

For areas of uncertainty please make sensible assumptions and deduction allowances on the prescribed form.

Surface and Foul Water Drainage

Surface water drainage is proposed to be into the watercourse that runs along the sites eastern boundary. This is following attenuation within the site.

Foul water drainage is proposed by way of connection into the public foul water system that lies within the residential estate to the west of the site.

Easements, Wayleaves and Rights of Way

The site has no known easement, wayleaves or rights of way affecting it.

Title and Tenure

The site is offered for sale Freehold with Vacant Possession. The purchaser is to carry out all their own title enquiries.

Transfer Documentation

The sellers require this scheme to be able to provide unfettered access to the sellers adjoining land to the east. This access is to be suitable to facilitate potential future residential development by way of a 5.5m carriageway with 2 no. associated 2m footpaths to the boundary.

Ground Investigations

A phase 2 ground investigation has been carried out and results are expected prior to the Tender Date.

Proposals

Offers are invited on a **completely Unconditional basis.**

Best Net Offers should be accompanied by the following documentation:

1. Offer on the prescribed form.
2. Detail of assumptions made and amounts of allowance for abnormal costs.
3. A layout showing:
 - a. Unit numbers
 - b. Net developable acreage (including affordable)
 - c. Housing Mix – numbers of beds
4. Identification under the anti-money laundering regulations.
5. Proof of and details of source of funding.

Once offers are considered we reserve the right to hold interviews prior to selecting a party to progress with. If necessary, the selected party will be given the opportunity to conclude any investigations before finalising a net payable figure.

Photographs and Plans

Photographs, information and plans in these particulars are provided for identification purposes only.

VAT

The purchase price will be subject to VAT.

Viewing Arrangements

For parties wishing to walk the land arrangements should be made prior and strictly by appointment with the agents as there will be livestock in the fields.

Enquiries

Further information is available via the sole selling agent.

Cowburn Land
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