

# COWBURN

LAND

Chartered Surveyors  
Land Agents  
Development Land Consultants

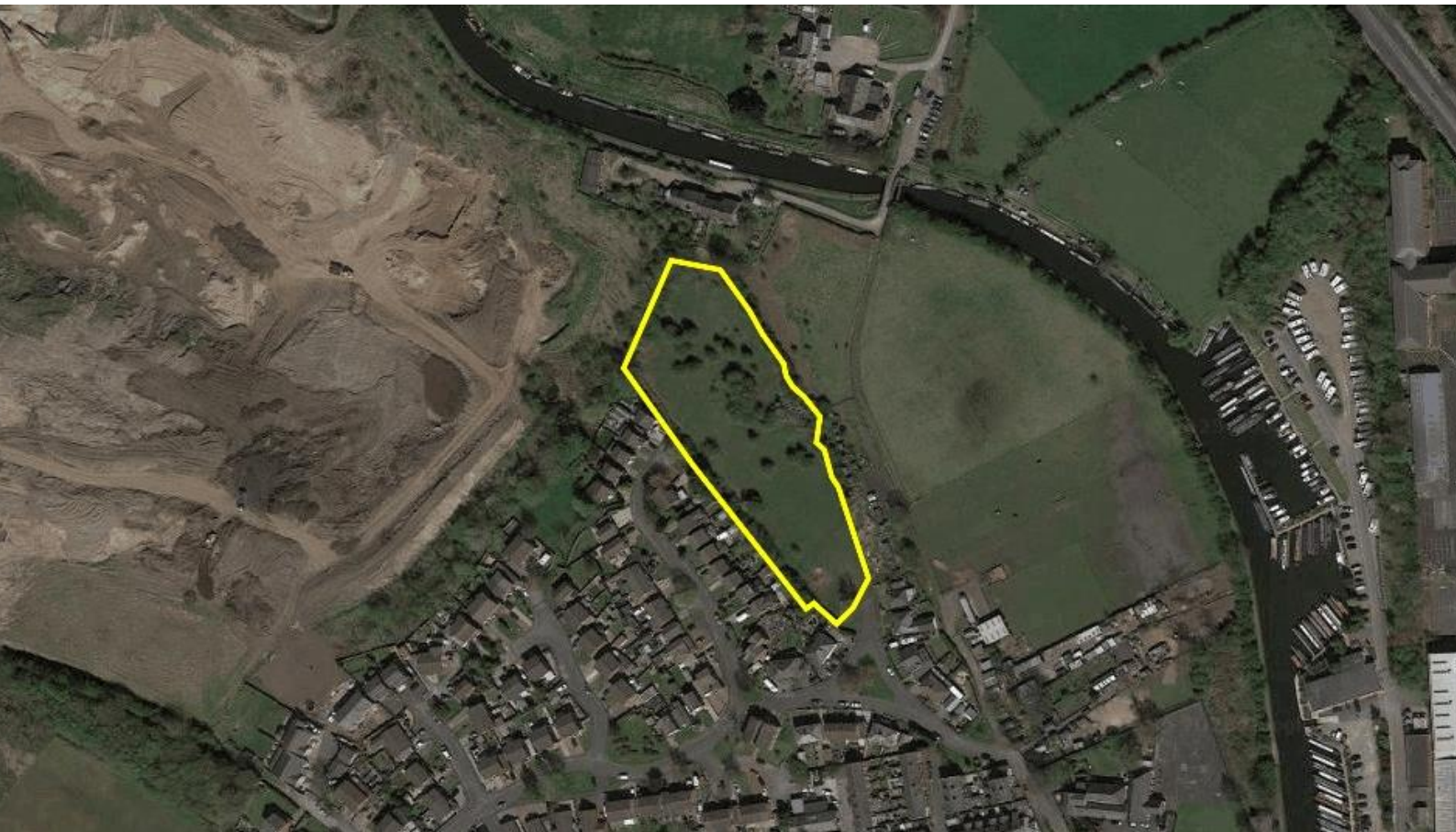


## Residential Development Land

0.84 Hectares (2.09 Acres) Gross

Land at Carrington Road,  
Adlington,  
Chorley,  
PR7 4JE.

For Sale- Offers by 12 noon 19<sup>th</sup> April 2023



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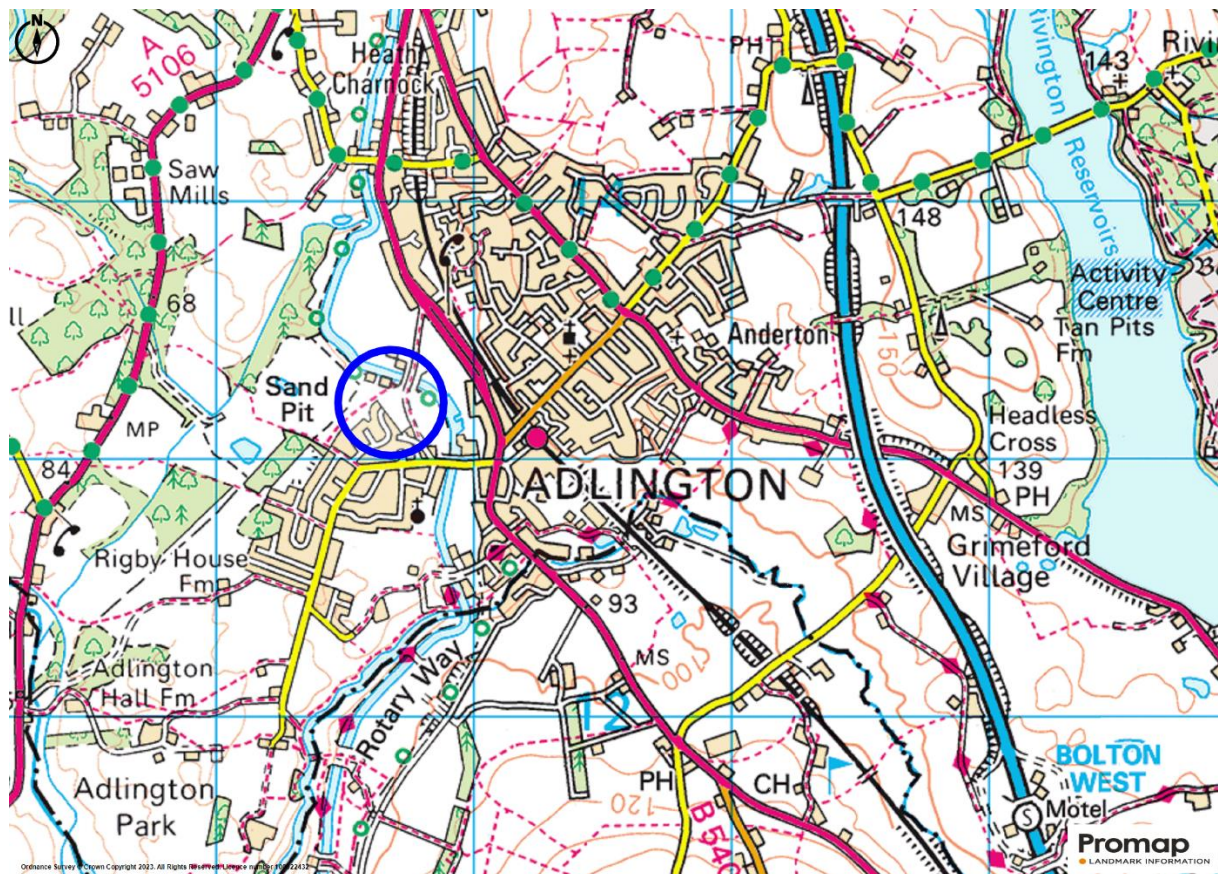


Outline Planning Permission for up to 25 dwellings with low section 106 contributions.

Superb semi-rural, edge of village setting with great local amenities and transport links via M61 and Rail.

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

Circa 26,869 sq ft of accommodation to be built according to the indicative layout.



### Location

This site is set on the edge of Adlington with access off both Carrington Road and Stonor Road. The village hosts a wide array of services and shops as well as a railway station giving direct links to the cities of Preston and Manchester

Motorway access to the M61 is available at junctions 6 and 8. The site planning permission affords the new site access to be via Carrington Road.

### Description

The site extends to a total gross area of approximately 2.09 acres of rough 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 20/01200/OUTMAJ

The appeal reference is APP/D2320/W/21/3284692

Access for the development is taken from Carrington Road, PR7 4RN.

### Planning Obligations

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

**Green Space** – 438 square metres of amenity green space is required on site plus 10 years maintenance at £17,500. Additionally contributions for allotments; Childrens and young people; Natural and semi-natural green space; Playing Pitches & Park and gardens totaling £3772 per dwelling or £94,300 based on 25 units.

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

Purchasers may seek to vary this.

**CIL** – Is payable in accordance with the local authority.

## Technical Information

A data room of information including all technical reports is available upon request.

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

## Surface and Foul Water Drainage

Surface water drainage is likely to be by diverting the existing SW pipe crossing the site via a sec 185 to follow the road layout and into a SUDs basin then via a hydrobrake and then back into the existing route of the existing pipe on the easterly boundary.

Foul water drainage is proposed by way of a gravity fed system fed to the manholes in Stonor Road at the south of the site.

Purchaser to design their own scheme.

## Easements, Wayleaves and Rights of Way

There is a cable and 2 drainage pipes that cross the site. Full details are contained within the data room.

## 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 owners previous to the vendors retained a 0.25 m wide ransom strip along the easterly boundary. The owners of the strip would have access to their strip over any new road and a right to connect into the road for access and services.

A copy of the transfer is available in the data room.

## Ground Investigations

A phase 2 ground investigation has been carried out and the report is in the data room.

## Letters of Reliance

Letters of reliance will be provided for appropriate consultats.

## Proposals

Offers are invited with a preference for Unconditional offers.

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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