

**Residential Development
Opportunity**

**Offers in Region of
£400,000**

**Barracks Farm, 1 Chapel Lane, Houghton, Preston,
Lancashire, PR5 0RY**

FOR SALE BY PRIVATE TREATY



- **Residential Development Opportunity**
- **Full Planning Consent for Erection of Three New Dwellings**
- **Plot Extending to 0.36 acres (0.15 hectares), or thereabouts**
- **Sought after Hoghton Village Location**
- **Superb Accessibility onto M6, M65 and Surrounding Road Networks**

Barracks Farm benefits from Full Planning Consent for a residential development comprising the erection of three new dwellings following the demolition of an existing derelict building.

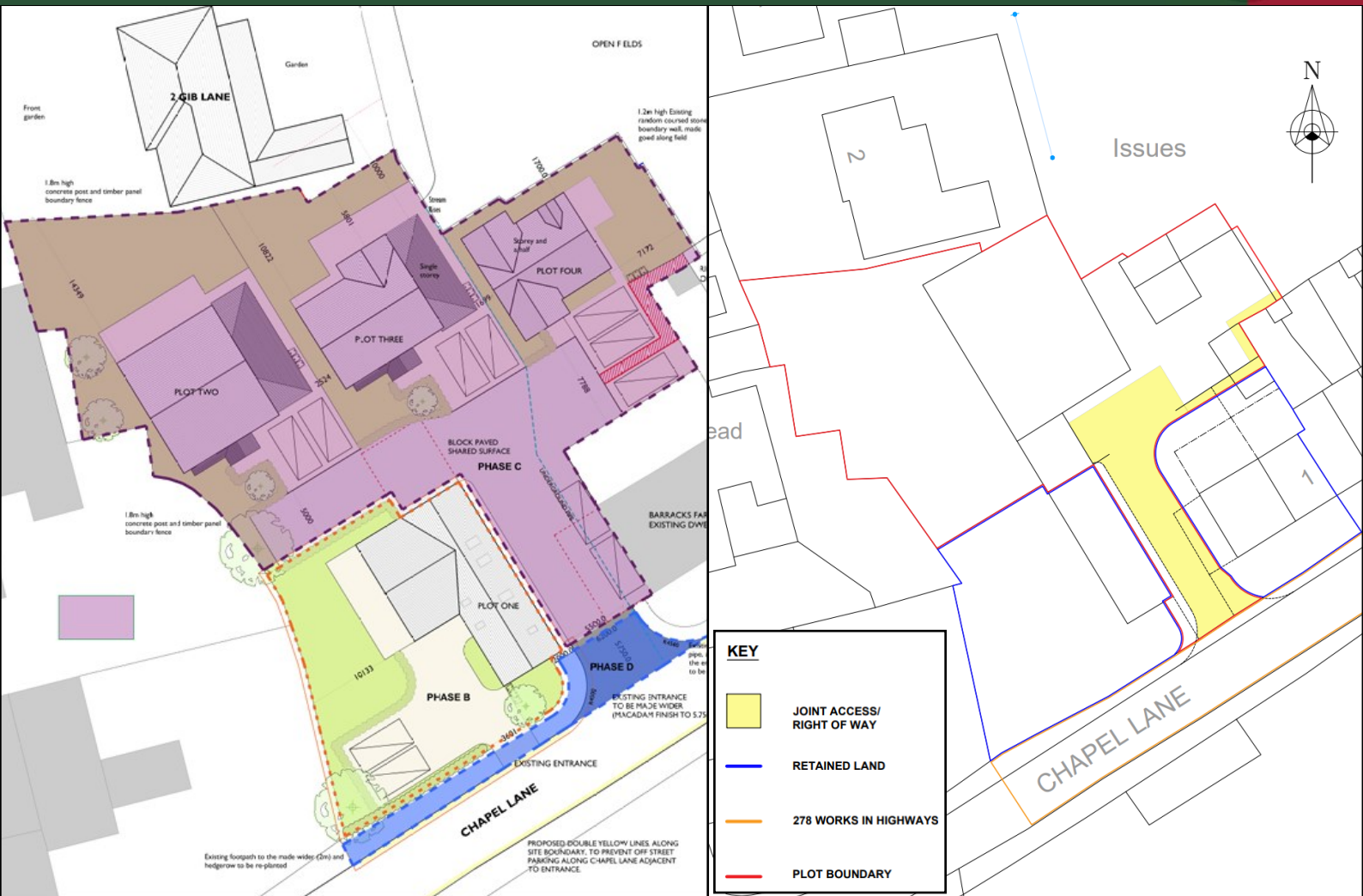
The development site is located within the attractive South Lancashire Village of Hoghton, positioned just to the south east of Preston.

The site enjoys a very accessible rural village situation, being approximately 5 miles from Preston City Centre and 6 miles from Blackburn. The site is also ideally located for commuting via the major road networks, with junction 3 of the M65 being approximately 2.5 miles, junction 31 on the M6 being 3 miles and junction 9 of the M61 being 5 miles.

Hoghton benefits from being within a cluster of villages, including Coupe Green and Gregson Lane, with the area benefiting from independent shops, fuel garages, public houses and primary schools.

This village location and accessibility will result in the finished dwellings being highly desirable to a wide audience base, including the family and commuter market.

The development site currently comprises a former yard and derelict buildings, with the site extending to approx. 0.36 acres (0.15 hectares), or thereabouts, as outlined in Red on the Site Plan.



Phasing Plan—Phases A, B, C & D

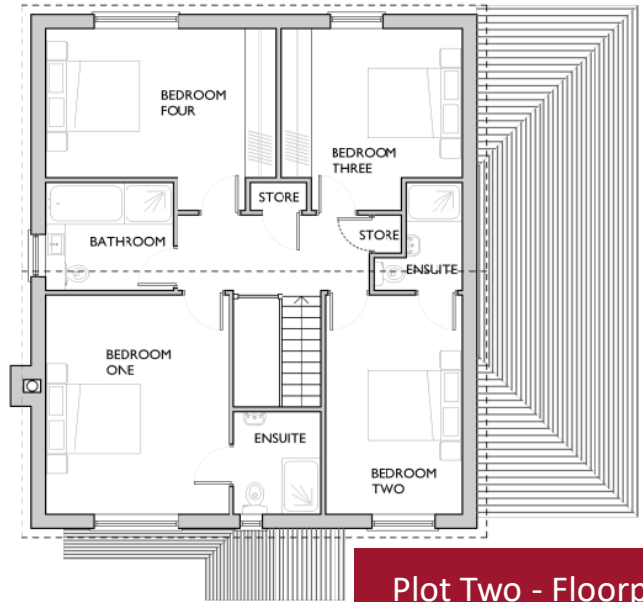
Sale Site Plan

Planning Consent was granted under Application No: 22/00451/FUL on 14th December 2023, with the Planning Consent allowing for 'erection of three no. dwellings following demolition of existing derelict buildings'. The Planning Consent also allows for the conversion of an existing shippon into one dwelling (Plot One), however this shippon building (Plot One) is not included within the property being marketed and sold.

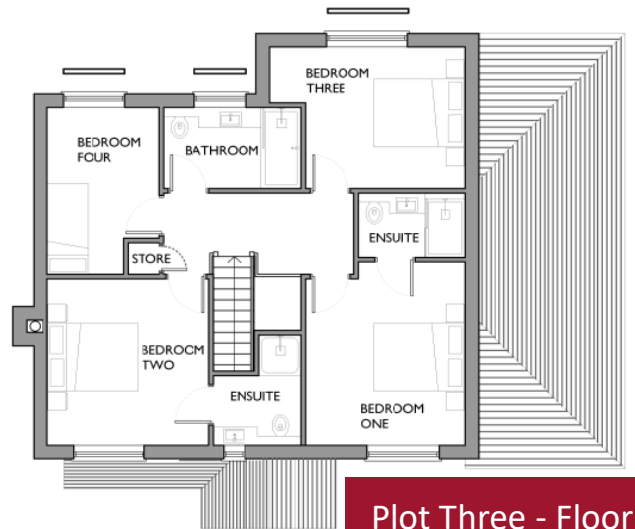
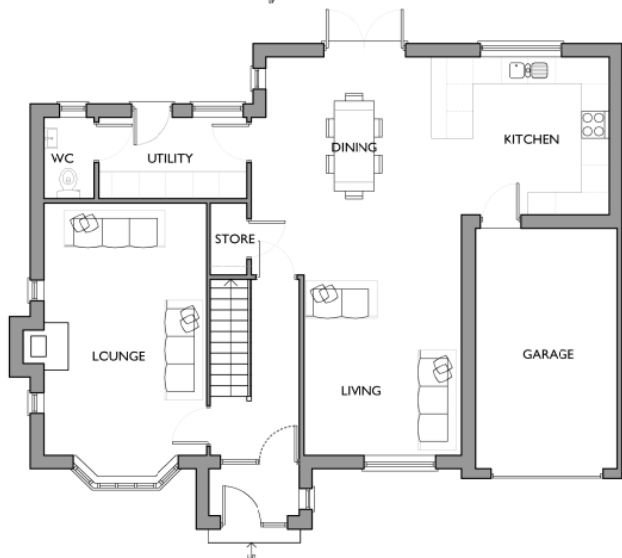
The proposed development has access directly off Chapel Lane, which will comprise a shared access with the existing Barracks Farmhouse dwelling. The Planning Consent has been approved as four separate phases. The Vendor is retaining Phase B (Plot One), comprising the shippon to be converted into a

single detached bungalow. Phase C comprises the property being marketed, allowing for the erection of three new family dwellings. Phase D comprises the entrance leading onto Chapel Lane and the footpath to the front of Phase B, with the Vendor and future purchaser taking joint responsibility associated with Phase D as appropriate; the purchaser will be responsible for the creation / alterations to the access required onto the highway associated with Phase C and the vendor will be responsible for any work associated with the access and pavement to the front of Phase B.

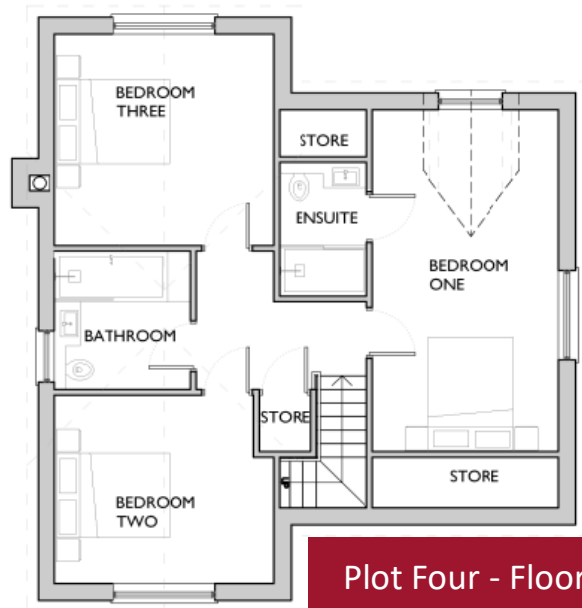
Phase A relates to the whole site, including the part demolition of the existing Shippon (to be completed prior to sale) and site clearance of the existing derelict buildings.



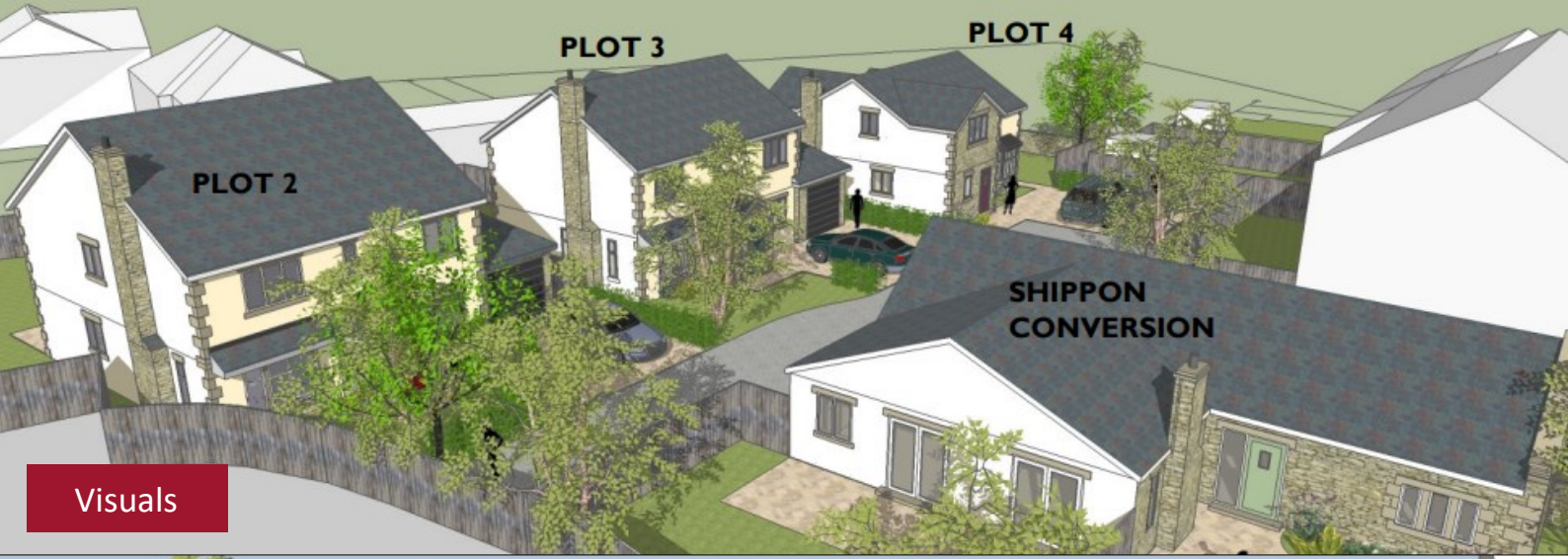
Plot Two - Floorplans



Plot Three - Floorplans



Plot Four - Floorplans



The current plans provide for three detached family dwellings, providing for the following internal property layouts:

Dwelling One (Plot Two) - 4 bedrooms/224.1 sq. m:

Comprises entrance hallway, office, store, downstairs wc, lounge, kitchen/dining/living room, utility and garage to the ground floor. To the first floor are four bedrooms (two with ensuite) and a family bathroom.

Dwelling Two (Plot Three) - 4 bedroom/184.9 sq. m:

Comprises entrance hallway, lounge, utility, downstairs wc, kitchen/dining/living room and garage to the ground floor. To the first floor are four bedrooms (two with ensuite) and a family bathroom.

Dwelling Three (Plot Four) - 3 bedroom/147.9 sq. m:

Comprises entrance hallway, downstairs wc, office, lounge and kitchen/dining/living room. To the first floor are three bedrooms (one with ensuite) and a family bathroom.

The proposed development is an ideal opportunity to create a select residential development in a much sought after and excellent semi-rural location. Development sites of this nature are not regularly offered to the market and this a rare opportunity to obtain a substantial site which offers huge scope to a variety of purchasers.

General Remarks

Planning: The whole site benefits from Planning Consent under Application No: 22/00451/FUL, with the Planning Consent allowing for *'erection of 3no. dwellings following demolition of existing derelict buildings and conversion of existing shippon to 1no. dwelling, including widening of the existing access'*. As detailed in the general description above, the Vendor is only marketing for sale 'Phase C' of this Planning Consent, which comprises Plot Two, Plot Three and Plot Four of the Planning Consent approved. The Vendor is retaining the area contained in 'Phase B' (Plot One) and is looking to complete the renovation of the property as an independent development.

Phase A of the development comprises the part demolition of the existing Shippon and the site clearance of the existing derelict buildings, topsoil, rubble etc.

Phase D of the development comprises the entrance onto Chapel Lane and the footpath leading to the front of Phase B.

An application under 26/00294/MNMA was submitted to make a minor amendment to the original planning, revising the Phasing Plan to include demolition and site clearance.

An application to discharge conditions 6, 7, 13, 16 and 17 has been made under 25/01259/DIS.

The new purchaser will be required to discharge condition 4, - materials, condition 5 - boundary treatments, condition 8 - landscaping.

The buyer and the vendor to jointly co-operate regarding the satisfying of conditions 11 and 12 of the planning consent (regarding access). The purchaser will be responsible for the creation / alterations to the access required onto the highway associated with Phase C. The vendor will be responsible for any work associated with the access and pavement to the front of Phase B.

Technical Information: The planning documents can be received by visiting Chorley Borough Council's website and using the planning references detailed under the head 'Planning'.

Right of Way and Easement: The Vendor retains an unrestrictive Right of Way over the access driveway leading to the site, in order to access Barracks Farmhouse.

The site will include a Right of Access to the rear of Barracks Farmhouse, allowing access to the rear of the terraced houses positioned adjacent to Chapel Lane. See the Site Layout Plan with the Right of Way hatched Red.

Services: No services are connected to the site.

VAT: We understand that the purchase price will not be subject to VAT.

Offers: The Vendor will consider condition offers, including offers conditional on planning. Any offer conditional on planning will require the Vendor's prior approval for any amended plans. Unconditional offers will also be considered.

Local Authority: Chorley Borough Council, Civic Offices, Union Street, Chorley, Lancashire, PR7 1AI - Tel: 01257 515 151 - Web: www.chorley.gov.uk

Planning Report Reliance: In so far as they are able, the Vendors will seek to transfer all planning documentation and associated reports across to the Purchaser within one month of completion along with letters of reliance were available.

Title and Tenure: The property is offered for sale Freehold with vacant possession on completion.

Timings for Development: The vendor will retain Plot 1 and the adjacent Barracks Farmhouse (which is to be converted into two dwellings). The vendor will commence the development of both properties as soon as practically possible following the sale completion. The purchaser is required to complete the purchased development within 3 years from the sale completion date.

Method of Sale: By Informal Tender - the Vendor reserves the right to withdraw the site prior to the tender date.

Community Infrastructure Levy (CIL): Community Infrastructure Levy will be payable and purchasers to complete their own investigations regarding any CIL.

Boundaries: The purchaser will be responsible to erect and maintain all necessary boundaries adjacent to property retained by the Vendor. The boundary specification to be approved by the Vendor. Where no liability exists in favour of neighbouring landowner boundaries, the purchaser will be responsible for the boundary maintenance.

Plans, Area and Schedules: These are based on ordinance survey plans. The information provided is for reference purposes only. The Purchasers should have deemed to have satisfied themselves to the description of the Land and any error or mistake shall not annul the sale or entitle any party to compensation in respect of thereof. No warranty for the accuracy of any information can be given.

Restrictive Covenants: Unless agreed otherwise and fully reported within the offer, the following Restrictive Covenant will be included;

- The property must be developed in accordance with the planning permissions detailed under the heading 'Planning', unless prior consent for any amended plans or permissions is granted by the Vendor.
- The property is not to be utilised for the construction of more dwellings than currently provided within the planning permissions granted. Therefore, a restriction of 1 dwelling for Lot 1, 1 dwelling for Lot 2 and 6 dwellings for Lot 3.
- The Purchaser will be required to obtain the Vendors consent (through the approval of plans and proposed materials) for any extensions, external alterations or additions to the property once the properties have been constructed. Such consent not to be unreasonably withheld.
- All dwellings to be occupied as single dwellings in single family occupation. The site to be used for residential purposes only.
- The property to be sold with a provision preventing nuisance from the site.
- The property to be sold with the necessary provisions to protect the Vendor in respect of environmental

and statutory liability against any past breaches not within the Vendors control.

Section 106: The Section 106 Agreement can be provided on request from the Selling Agents.

Viewings: Viewings are through the Sole Selling Agent, Armitstead Barnett LLP, 5 Church Street, Clitheroe BB7 2DD.

Health & Safety: This is a dilapidated site and has been unoccupied for period of time. Therefore care needs to be taken during inspection, even when accompanied:

- Please do not climb gates, fences or other ancillary equipment on the land.
- Please do not enter fields with livestock present.
- No children are to be allowed on site even if accompanied.
- Armitstead Barnet LLP as the agent accept no responsibility for any loss or damage caused when viewing the land.

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, proving address as well as photographic 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.

SUBJECT TO CONTRACT

Date: 14 December 2023
Our Ref: 22/00451/FUL
Please ask for: Mr Iain Crossland

Richard Bramley
184-186 Station Road
Bamber Bridge
Preston
PR5 6SE
United Kingdom

Chorley
Council

Civic Offices
Union Street
Chorley
PR7 1AL

Planning Application

Dear Sir,

Proposal: Erection of 3no. dwellings following demolition of existing derelict buildings and conversion of existing shippon to 1no. dwelling, including widening of the existing access

Location: Barracks Farm 1 Chapel Lane Hoghton Preston PR5 0RY

Reference: 22/00451/FUL

Please find attached the Decision Notice in respect of the above application. The 'important notes' attached to the notice should be read carefully, they will help you to understand this decision, your rights and other things you may have to do.

Chief Planning Officer
Chorley Council

Armitstead
Barnett

North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
01995 603 180
garstang@abarnett.co.uk

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
01704 859 995
burscough@abarnett.co.uk

Cumbria

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

Ribble Valley

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

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.