



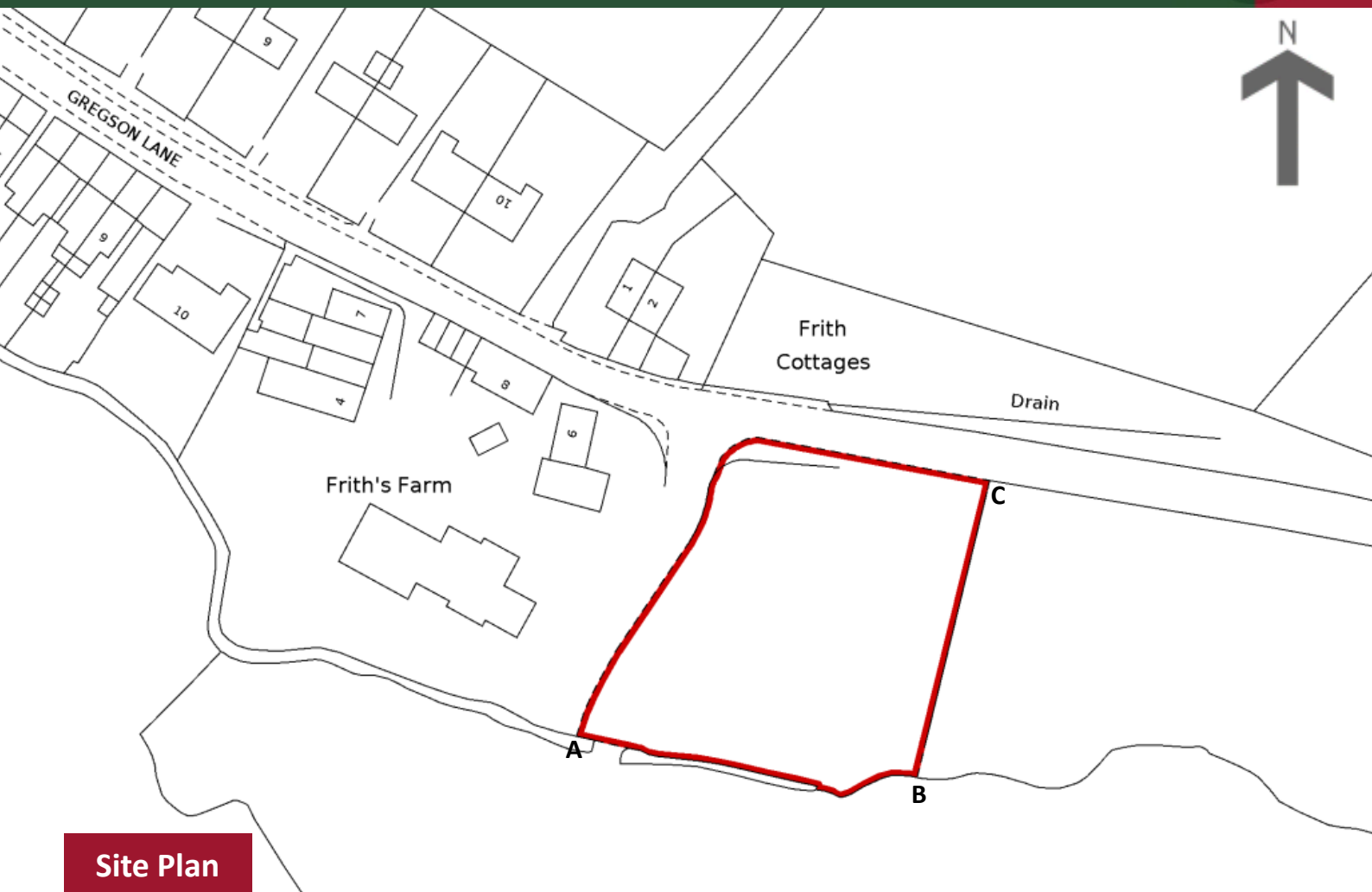
Residential Development Opportunity

OIRO £600,000

Land off Gregson Lane, Hoghton, Preston, Lancashire, PR5 0ED

- Residential Development Opportunity.
- Planning in Principle for 5 - 7 Dwellings.
- Plot Extending to 0.64 acres (0.26 hectares) or Thereabouts.
- Sought after Gregson Lane location.
- Superb accessibility onto the M65 and M6 motorways.

FOR SALE BY PRIVATE TREATY



Site Plan

The land off Gregson Lane benefits from Permission in Principle for a minimum of 5 dwellings and a maximum of 7 dwellings.

The site is located to the south eastern edge of Gregson Lane village, being an attractive and highly desirable residential location. Gregson Lane benefits from being within a cluster of villages including Coupe Green and Hoghton, with the area benefiting from independent shops, fuel garages, public houses, and primary schools.

The site position allows for open views across surrounding agricultural land, whilst the site also benefits from superb accessibility, being only 4.5 miles from Preston City Centre and 7 miles from Blackburn Town Centre. The site is also ideally located for commuting via the major road networks, with Junction 2 of the M65 and Junction 9 of the M61 being approximately 2.5 miles to the south west. 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 of agricultural grassland and extends to 0.64 acres (0.26 hectares), or thereabouts, as outlined red on the site plan. The land benefits from Permission in Principle planning consent from Chorley Borough Council under application number No. 23/00280/PIP (allowed at Appeal under reference number APP/D2320/W/23/3331978 on 2nd July 2024).

The Permission in Principle allows (subject to the submission of approval of technical detail planning application), the development of a minimum of 5 No. dwellings and a maximum of 7 No. dwellings on the land.

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

General Remarks

Services:

The land off Gregson Lane does not include any mains service connections. It is understood that mains services are located within close proximity.

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.

Title and Tenure:

The property is offered for sale Freehold with the benefit of vacant possession upon completion.

Planning:

Property benefits from Permission in Principle from Chorley Borough Council under application number 23/00280/PIP, which was allowed at appeal under reference number APP/D2320/W/23/3331978 on 2nd July 2024. The Permission in Principle states "Permission in Principle application for a minimum of No. 5 dwellings and a maximum of 7 No. dwellings". A copy of the Permission in Principle can be located on the Chorley Borough Council planning website under the application numbers detailed. Interested parties should satisfy themselves of the planning documents prior to submitting any offer and prior to exchanging contracts on the property.

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.

Community Infrastructure Levy (CIL):

Community Infrastructure Levy (CIL) may be payable and purchasers are to complete their own investigations regarding the CIL payable.

Boundaries:

The boundaries of the land are shown edged red on the sale plan. The land is registered with Land Registry under Title Number LA962102. The vendor will reserve a strip of land between the points marked A - B - C on the sale plan. Details of the strip of land to be retained are to be agreed with the purchaser.

Local Authority:

Chorley Borough Council

Viewings:

Viewings are strictly by appointment with the Sole Selling Agents.

What3words Location:

advantage.save.resting

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.

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



Appeal Decision

Site visit made on 25 June 2024

by **C Rafferty LLB (Hons), Solicitor**

an Inspector appointed by the Secretary of State

Decision date: 2 July 2024

Appeal Ref: APP/D2320/W/23/3331978

Land to the east of Friths Court, Gregson Lane, Brindle PR5 0ED

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant permission in principle.
- The appeal is made by Dr S Mclynn (Steven Abbott Associates LLP) against the decision of Chorley Borough Council.
- The application Ref 23/00280/PIP, dated 28 March 2023, was refused by notice dated 24 May 2023.
- The development proposed is permission in principle for a minimum of 5 no. dwellings and a maximum of 7 no. dwellings.

Decision

1. The appeal is allowed and permission in principle is granted for residential development comprising a minimum of 5 and a maximum of 7 dwellings at land to the east of Friths Court, Gregson Lane, Brindle PR5 0ED in accordance with the terms of the application 23/00280/PIP, dated 28 March 2023.

Extract from Appeal Decision - Full Planning Documents available on Chorley Council Planning Portal

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