



Armitstead
Barnett

Residential development Land
Off Blackburn Road, Wheelton, Chorley, Lancashire, PR6 8ET



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For Sale: Offers by 12 noon
Wednesday 15th October 2025



Site Plan



Indicative Site Masterplan

- Outline planning consent for the erection of up to 40 houses.
- Situated on the outskirts of the affluent and sought-after village of Wheelton
- Excellent and easy access of the broader motorway network, in particular the M65, M61 and M6 motorways
- Gross Development plot of **4.33 acres** (1.75 hectares)



Known Services and Easement Plan

Exciting development opportunity set in a total gross site area of **4.33 acres** (1.75 hectares), with outline planning consent granted for outline planning application for residential development of up to 40 dwellings with access from Blackburn Road and all other matters reserved at Land at Blackburn Road, Chorley in accordance with the terms of the application Ref 21/00847/OUTMAJ and under appeal reference APP/D2320/W/22/3312908.

Location

The site is set on the edge of the village of Wheelton, excellently located to the A674 (Wheelton bypass) providing access to the south to the M61 at junction 8 and the town of Chorley. To the north, access can be gained to the M65 at junction 3 and from here excellent access can be gained to the city of Blackburn. The village benefits from a primary school which received an Ofsted inspection of Good, with a number of high-performing state and fee-paying secondary schools within the broader locality. The area is highly sought-after. There are three public houses within close proximity, a church and village hall.

Description

The site extends to a gross area of approximately **4.33 acres** (1.75 hectares) predominantly level land on the outskirts of the village of Wheelton.

Valid and live Planning consent is via planning application:

21/00847/OUTMAJ, initially was refused

D/2320/W/22/3312908 appeal granted 30th May 2023

The site boundaries are as per the sale plan. This differs slightly from the planning consent plan following the purchase of a small area of land from Lancashire County Council, forming part of the land originally acquired by the Council for the extension of the Wheelton Bypass.



Existing Overage – The land that was acquired from LCC to the south of the development site as shown **hatched blue** is subject to overage deed in relation to any further additional dwellings over and above that of the planning consent granted. An exert of the Overage is below but full details in the TP1 form in the data room

For each Dwelling consented to as part of a Planning Permission or as a result of successive Planning Permissions which exceeds 40 Dwellings on the Development Land an Overage Payment of

A) £12,500 per Dwelling will be due. For example, if as a result of a Planning Permission or successive Planning Permissions 42 Dwellings have been consented to on the Development Land the Overage Payment will be $42 - 40 \times £12,500 = £25,000$;

and/or

b) Where the Property is included in a Planning Permission which will change its use from its current agricultural use, an Overage Payment will be calculated based on £67 per square metre of the Property which is the subject of the Planning Permission (excluding those parts of the Property incorporated into a Dwelling) This overage period is for a 25 year period from the date of transfer.

Planning Obligations – A signed Unilateral Undertaking under Section 106 has been provided. The planning obligations relate to the affordable housing provisions and Playing pitches Contribution of £1,599 per dwelling. Education contribution is not required from the development and a reassessment of the need for a contribution upon approval of reserved matters will not be necessary. The inspector was satisfied that there would be sufficient primary and secondary school places in Chorley to accommodate the future demand arising from the proposals for up to 40 dwellings on site.

CIL – Payable in accordance with the Local Authority Charging Schedule.



For further information relating to planning permission, please contact Graham Love at Smith and Love Planning Consultants - graham@sl-planning.co.uk

General Remarks

Services: Assume no services are available and connected.

Restrictive Covenants : None known (please see existing overage clause)

Conservation Area / AONB : N/A

Easement, and Wayleaves or Rights of Way : We understand that there is a water pipeline running through the land shown by a blue line on the site plan. The property is sold subject to, and with the benefits of all rights including; rights of way whether public or private, light, support of drainage, telephone and electricity supplies and other rights and obligations, easement, quasi agreements, restrictive covenants and all existing proposed wayleaves, masts, pylons, stays, cables, drains and water, gas and other planning schemes to the local authority without obligation and part of the Agents to specify.

Footpaths / Bridleways : None within site.

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

Unimplemented Planning Consents : Planning permission as outlined in brochure

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

Communications :

Broadband: Ultrafast broadband available in the area

Mobile signal: Good outdoor signal available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion. (part Registered/part unregistered)

Local Authority: Chorley Borough Council (<https://chorley.gov.uk/>)

Viewings: For parties wishing to walk the land arrangements should be made prior and strictly by appointment with the Agents as there will be livestock within the fields. 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.

What3words Location : [conveying.logged.callers](https://www.what3words.com/conveying.logged.callers)

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.

Method of Sale: The property is for sale by receipt of offers by no later than 12 noon 15th October 2025- see form in Data Room.

Photographs and Plans : photographs, information and plans in these particulars and in the data room are provided for identification purposes only.

VAT : The purchase price will not be subject to VAT.

Specific Enquiries: Richard Fumival: email Richard@abamett.co.uk, tel 07967647378.

SUBJECT TO CONTRACT