



Brandwood Fold Farm, Chorley Road, Withnell, Lancashire, PR6 8JB

O.I.R.O. £1,200,000





# Brandwood Fold Farm, Chorley Road, Withnell, Lancashire, PR6 8JB



0.66 Acres

- 
- Development opportunity.
  - Sought after Withnell location.
  - 4 bedroom stone farmhouse for renovation with traditional farm building attached.
  - Planning consent for the conversion of the barn into 2 dwellings.
  - Further consent for one large dwelling or two individual smaller dwellings.
  - Set in 0.66 acres (0.27ha) OTA.
  - New access from Withnell Fold.
  - Good access to the main road and motorway network.



**Proposed Site Plan**  
 (1x new build)  
 25/00236/FUL





A fabulous development opportunity with so much potential to unlock! The existing former farmhouse has a traditional brick barn which has planning consent for conversion to two homes. There is further consent for either one larger or two smaller homes. All of this is set in 0.66 acres OTA

Set in a picturesque hamlet within the sought after area of Withnell Fold, this fabulous development plot offers the very best of semi-rural living whilst being conveniently positioned for Chorley and Blackburn, and access to the motorway network. Locally, there are a plethora of public footpaths offering beautiful country walks through farmland and canal towpaths.

Approached from Withnell Fold along a road that passes through rolling countryside to the farmyard. There is hard standing and stone area at the front of the farmhouse and building. The farmhouse sits at the front of the farm. This character property enjoys flexible space which has potential to be altered and improved throughout. Currently the internal space include; sitting room, lounge, pantry, kitchen, rear boot room, cloakroom to the ground floor, with four bedrooms and a family bathroom to the first floor. There are lawned gardens to the rear and parking at the front.

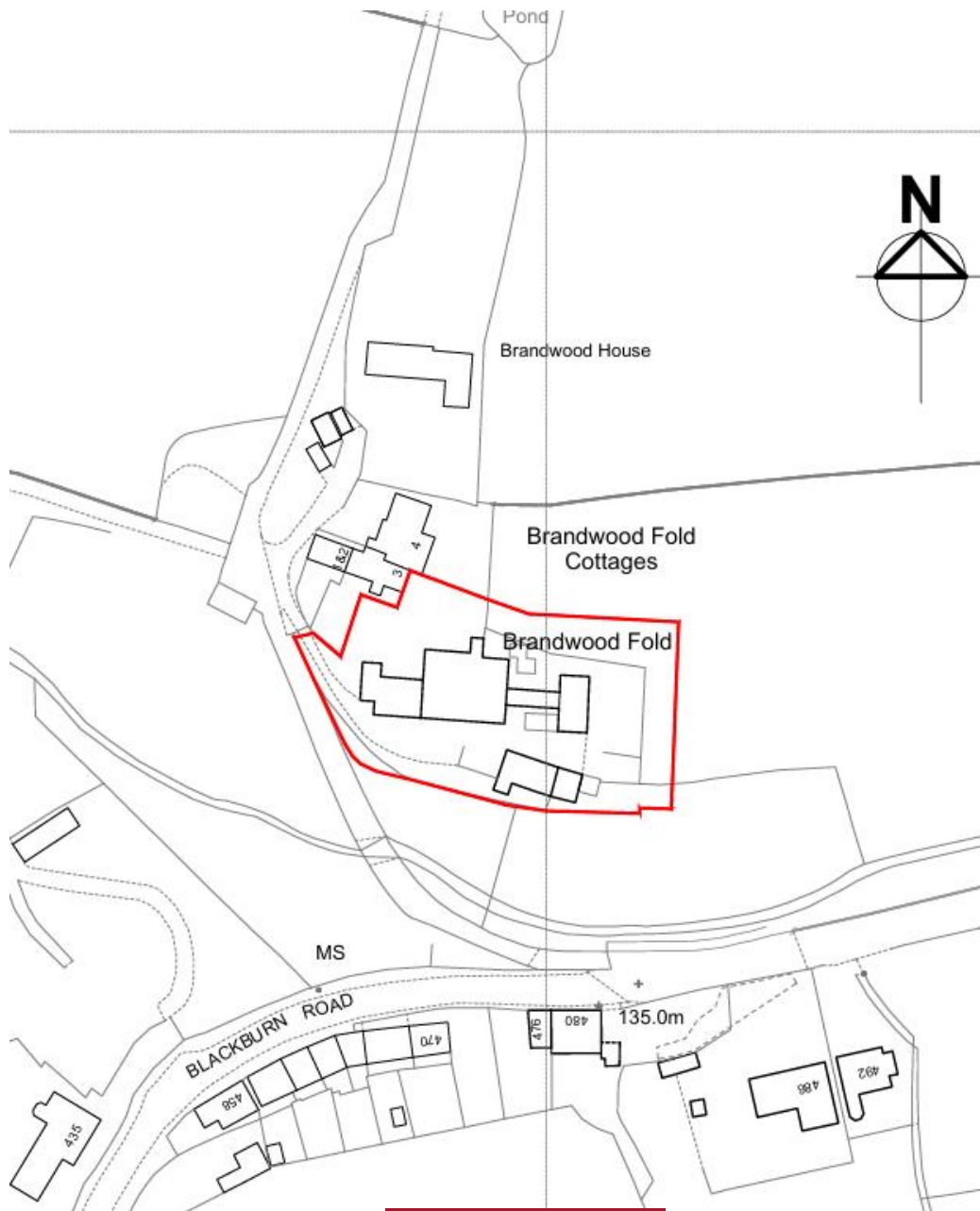
The farm buildings include an attached brick built barn which now has planning consent to alter into two dwellings.

Adjacent to the farm building, planning consent has been gained for one much larger home or two individual homes.

The property for sale is shown edged red on the plan labelled 'Boundary Plan' shown overleaf (rather than the planning documents). The remaining land will be retained by the vendor.

The vendors are willing to accommodate the BNG allocation on alternative land retained by themselves – please note that this would need to be approved by Chorley Borough Council Planning

A right of access will be given across the track from Withnell Fold. The former access is not to be used.



**Boundary Plan**

Proposed property floor areas as shown on the plans -

Name	Description	Approx. Measurement
Farmhouse	Entrance vestibule, kitchen, lounge, sitting room, pantry, boot room, WC	1634 sq ft (151.77 sq m)
Plot 1	Entrance hall, WC, living kitchen, utility, lounge, 4 bedroom, 2 bathrooms. Car port.	1719 sq ft (159.78 sq m)
Plot 2	Entrance hall, WC, lounge, living kitchen, utility, bedroom with ensuite, 3 further bedrooms and 2	1683.01 sq ft (156.37 sq m)
<b>Option 1</b>		
Plot 3 (Large option)	Entrance hall, WC, utility, lounge, living kitchen, pantry, WC, principle bedroom with dressing room and ensuite, guest bedroom with wardrobe and ensuite, 3 further bedrooms with ensuite.	3661 sq ft (340.3 sq m)
<b>Option 2</b>		
Plot 3	Entrance hall, WC, living kitchen, utility, pantry, 4 bedrooms, 3 bathrooms. Double garage.	2012 sq ft (186.94 sq m)
Plot 4	Entrance Hall, WC, lounge, study, living kitchen, 4 bedrooms, 3 bathrooms. Double garage	2355 sq ft (218.7 sq m)

The planning consents can be found at Chorley Borough Councils websites under references -

**25/00235/FUL** Conversion of building to create 2no. residential dwellings including single storey extension to eastern elevation, erection of 2no. detached dwellings, alterations to existing access track, new access point and other associated works

**25/00236/FUL** Conversion of building to create 2no. residential dwellings including single storey extension to eastern elevation, erection of 1no. detached dwelling, alterations to existing access track, new access point and other associated works

Please carefully read the conditions within the planning consent within the brochure. The placement of parking places along the road will need to be agreed at the point of placing the offer.



## PLANNING PERMISSION

Town and Country Planning Act 1990

Applicant:

**Decision Notice**  
**(2x new builds)**  
**25/00235/FUL**



Application Number  
25/00235/FUL

Date Received  
11 March 2025

### The Development:

Conversion of building to create 2no. residential dwellings including single storey extension to eastern elevation, erection of 2no. detached dwellings, alterations to existing access track, new access point and other associated works

### Location:

Brandwood Fold Farm Chorley Road Withnell Chorley PR6 8JB

Chorley Borough Council (the Local Planning Authority) gives notice of its decision to grant **Planning Permission** for the development, subject to the following conditions -

1. The proposed development must be begun not later than three years from the date of this permission.

*Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.*

2. The external facing materials, detailed on the approved plans, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.

*Reason: To ensure that the materials used are visually appropriate to the locality.*

3. The development hereby permitted shall be carried out in accordance with the approved plans below:

*Reason: For the avoidance of doubt and in the interests of proper planning*

Title	Plan Ref	Received On
Location Plan	1053/BHW/LP F	30 June 2025
Proposed Site Plan	1053/BHW/SLP2 D	30 June 2025
Access Road Details	1053/BHW/ARD H	21 May 2025
Conversion Layout - Plots 1 and 2	1053/BHW/HT1	11 March 2025
Proposed House Design Plot 3	1053/BHW/HT3B A	11 March 2025
Proposed House Design Plot 4	1053/BHW/HT4 A	11 March 2025
Site Layout - Access Section	BHW/25/07/0100	1 August 2025

## PLANNING PERMISSION

Town and Country Planning Act 1990

Applicant:

**Decision Notice**  
**(1x new build)**  
**25/00236/FUL**



Application Number  
25/00236/FUL

Date Received  
11 March 2025

### The Development:

Conversion of building to create 2no. residential dwellings including single storey extension to eastern elevation, erection of 1no. detached dwelling, alterations to existing access track, new access point and other associated works

### Location:

Brandwood Fold Farm Chorley Road Withnell Chorley PR6 8JB

Chorley Borough Council (the Local Planning Authority) gives notice of its decision to grant **Planning Permission** for the development, subject to the following conditions -

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Title	Plan Ref	Received On
Site Layout - Access Section	BHW/25/07/0100	1 August 2025
Location Plan	1053/BHW/LP Rev F	30 June 2025
Proposed Site Plan - Option 1	1053/BHW/SLP	30 June 2025
Access Road Details	1053/BHW/ARD Rev H	21 May 2025
Site Sections - Option 1	1053/BHW/SS1	11 March 2025
Conversion Layout - Plots 1 and 2	1053/BHW/HT1	11 March 2025
Proposed House Design - Plot 3	1053/BHW/HT2	11 March 2025

# Brandwood Fold Farm, Chorley Road, Withnell PR6 8JB - PLOTS 1 and 2 CONVERSION DETAILS

## NOTES

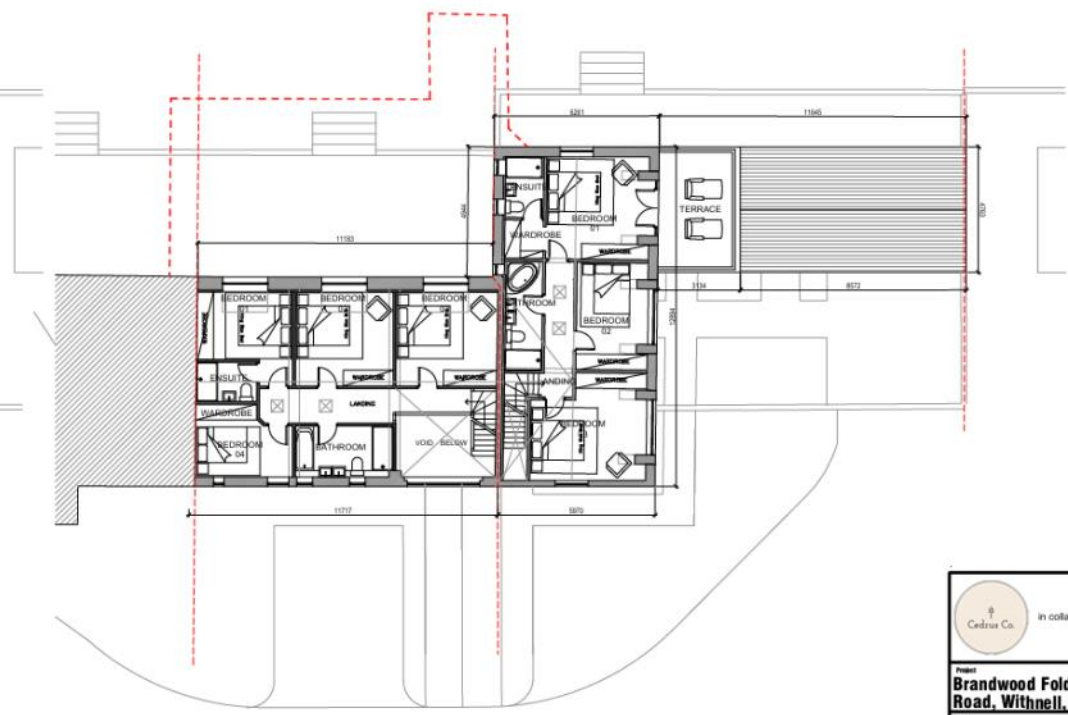
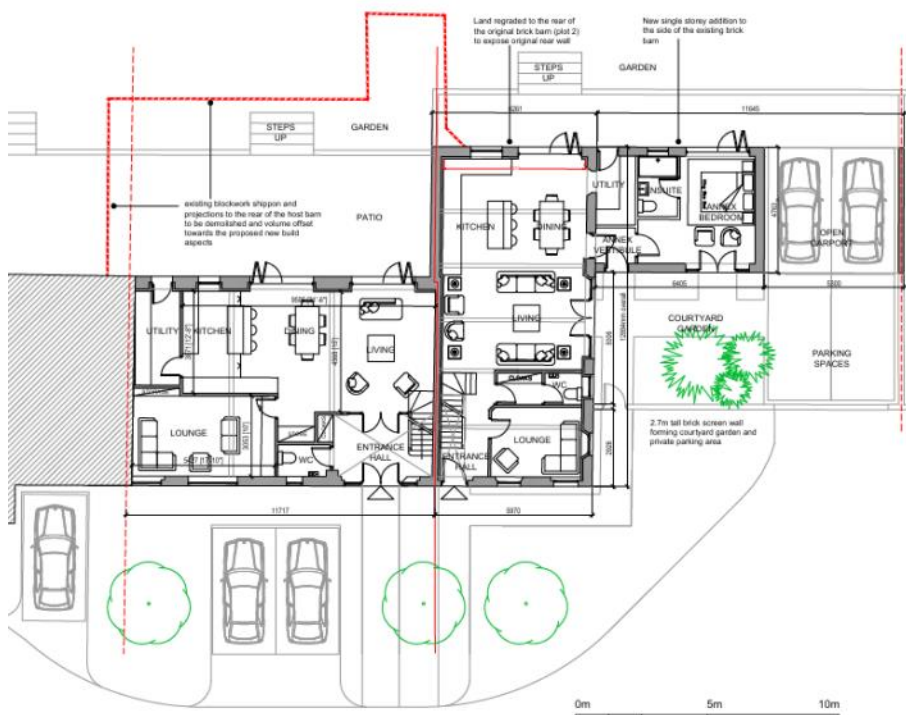
- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from BFD.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. BFD cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

## DESIGN HAZARD IDENTIFICATION

- No significant hazards have been identified in this drawing



**Plans—Plots 1 & 2  
(Conversion)  
Both planning  
applications**



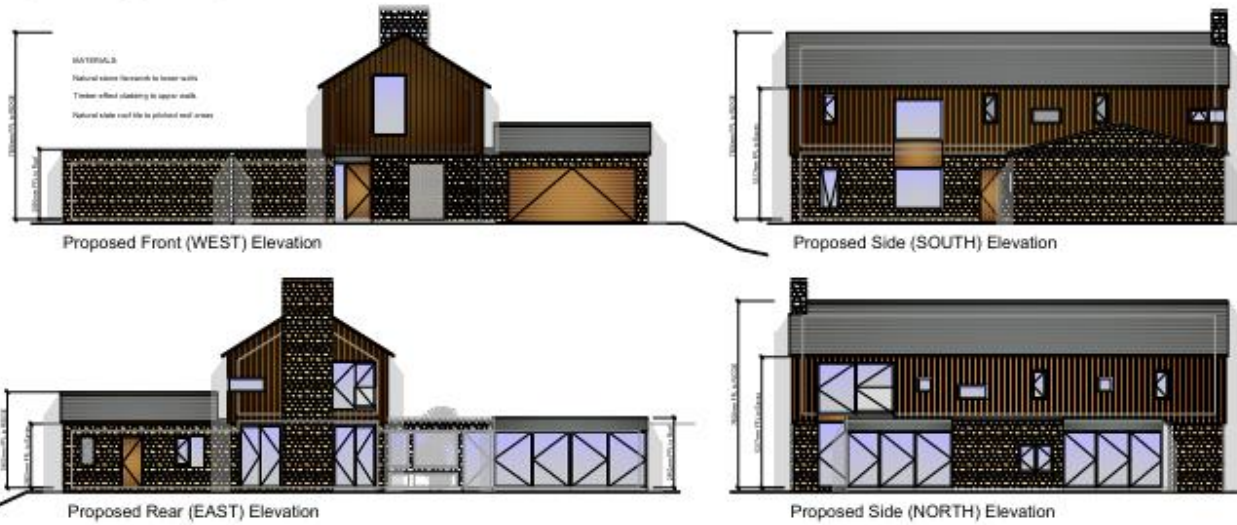
## PROPOSED BUILDING CONVERSION - PLOTS 1 and 2


 in collaboration with
 

**Brandwood Fold Farm, Chorley Road, Withnell, PR6 8JB**  
**Housing Redevelopment scheme Conversion layout - PLOTS 1 and 2**

Issue 01	Date	Rev	Drawn
1.000	Aug 2024	Jul 1853	NBB
Rev	1053/BH/HT1		Rev -

# Brandwood Fold Farm, Chorley Road, Withnell PR6 8JB - PLOT 3 HOUSETYPE OPTION 1



**NOTES**

- All elevations and levels are to be unless stated otherwise.
- Any other materials can be requested by the client before any work commences.
- This elevation shall not be used for any other purposes. Work to be done as per the drawings.
- This drawing shall not be reproduced without the written permission of the architect.
- The architect shall not be responsible for any errors or omissions in the drawings. The client shall be responsible for the accuracy of the information supplied to the architect.

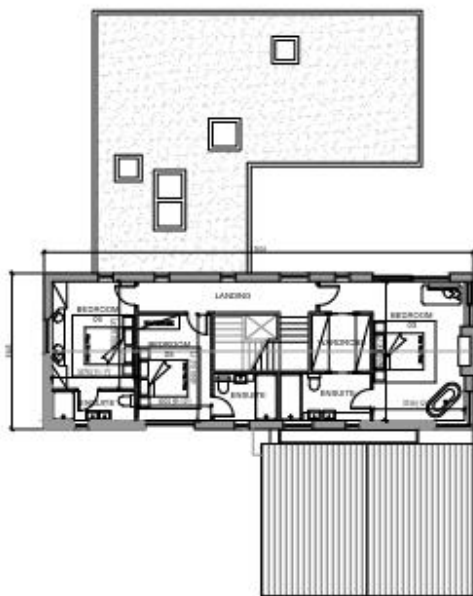
**DESIGN HAZARD IDENTIFICATION**

- No significant hazards have been identified in this drawing.

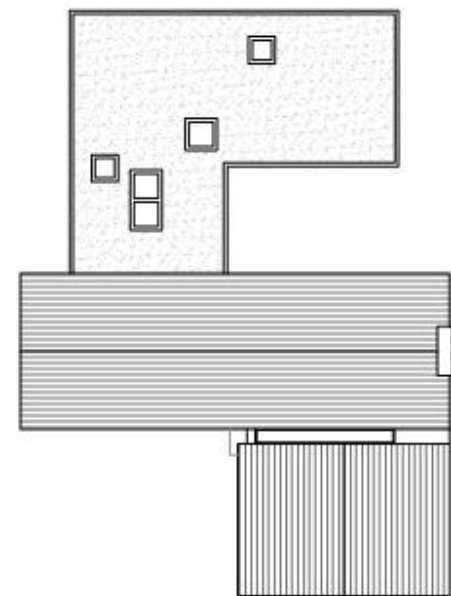
**Plans—Plot 3  
(1x new build)  
25/00236/FUL**



**Proposed Ground Floor Plan**  
245.55m<sup>2</sup>/2642.8 sq ft  
1302.26m<sup>3</sup> OVERALL VOLUME



**Proposed First Floor Plan**  
94.75m<sup>2</sup>/1019.8 sq ft



**Proposed Roof Plan**



**Proposed Housetype Design - PLOT 3 OPTION 1**

in collaboration with

**Brandwood Fold Farm, Chorley Road, Withnell, PR6 8JB**

**Housing Redevelopment scheme**  
**Proposed house design - PLOT 3**

Project No	1000	Rev	Aug 2024	Rev	Jun 2023	Issue	003
Drawn	1053/BHW/HT2			By			

Plans—Plot 3  
(2x new builds)  
25/00235/FUL

- NOTES**
- All dimensions are based on the face of the work unless otherwise stated.
  - Any glass materials are to be specified by the architect before any work commences.
  - This drawing shall not be scaled to measure any dimensions. Mark for typical sizes only.
  - This drawing shall not be reproduced without express written permission from BPC.
  - The architect shall retain a copyright in the drawings and shall be responsible for any reproduction or alteration. BPC cannot be held responsible for any copyright or other discrepancy of these plans if supplied to them.
- DESIGN HAZARD IDENTIFICATION**
- No significant hazards have been identified to date.



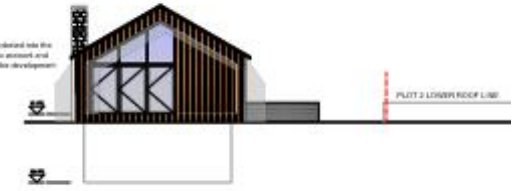
Proposed Front Elevation



Proposed Side Elevation



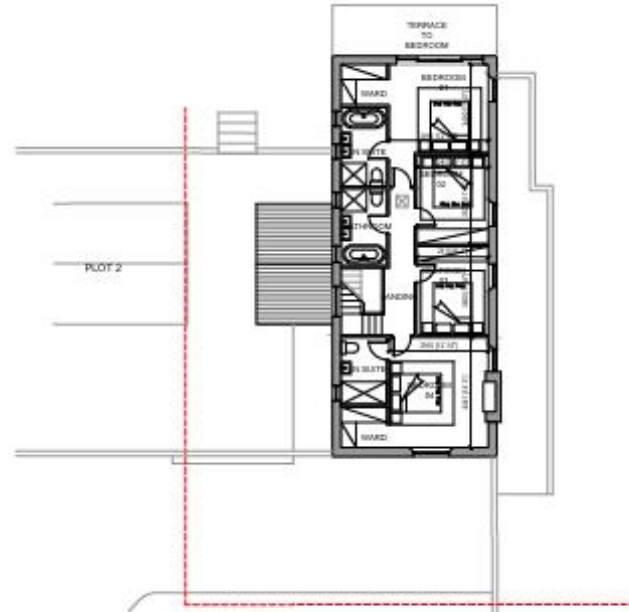
Proposed Rear Elevation



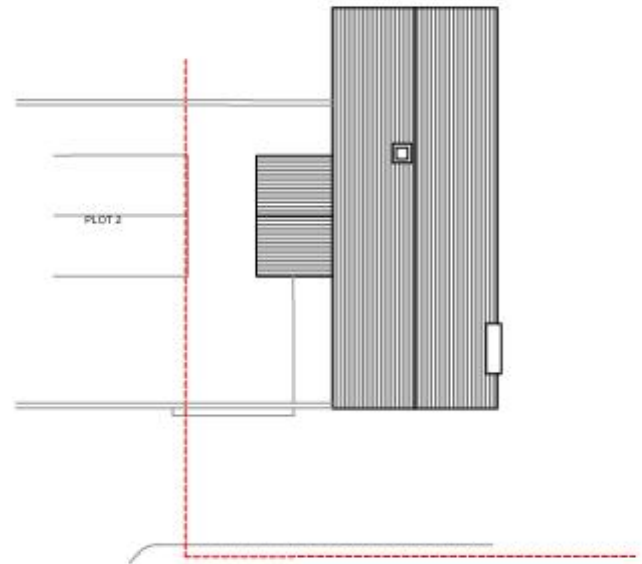
Proposed Side Elevation



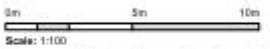
Proposed Ground Floor Plan  
99.02m<sup>2</sup>/1066 sq ft  
691.85m<sup>3</sup> OVERALL VOLUME



Proposed First Floor Plan  
87.92m<sup>2</sup>/946 sq ft



Proposed Roof Plan



Scale: 1:100  
Proposed Housetype Design - PLOT 3

in collaboration with

Brandwood Fold Farm, Chorley Road, Withnell, PR6 8JB

Housing Red development scheme  
Proposed house design - PLOT 3

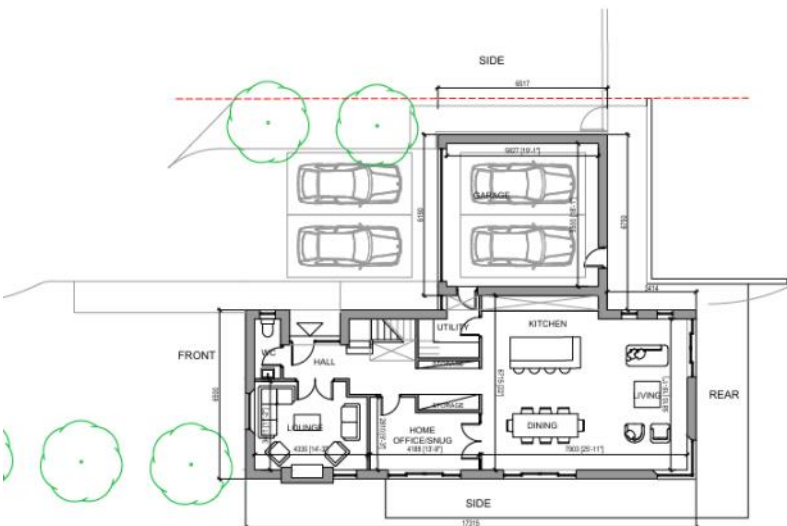
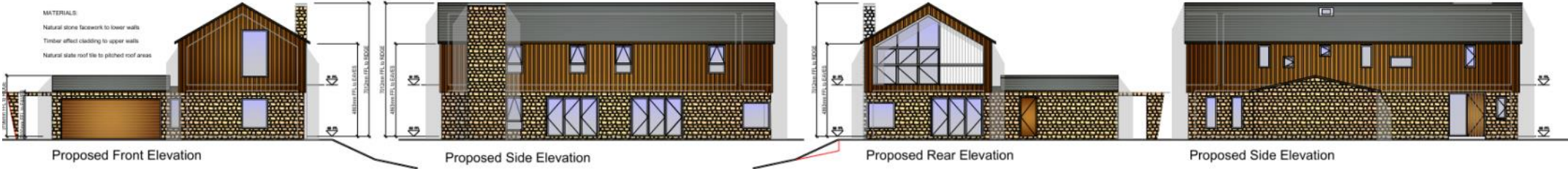
Date	Rev	By	App	Rev
1/08		Aug 2024	Aug 2023	001

1053/BHW/HT3B A

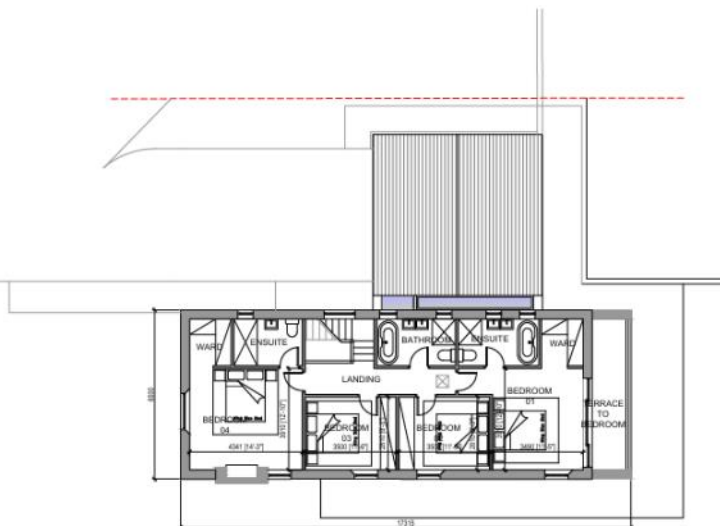
# Brandwood Fold Farm, Chorley Road, Withnell PR6 8JB - PLOT 4 HOUSETYPE OPTION 2

**Plans—Plot 4**  
**(2x new builds)**  
**25/00235/FUL**

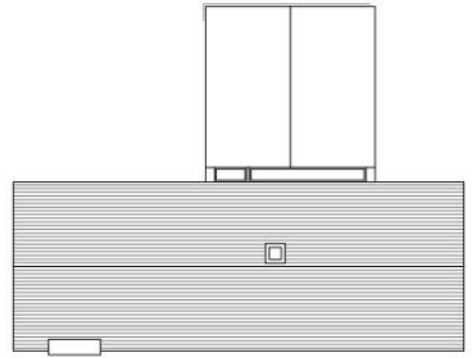
- NOTES**
- All dimensions and levels are to be checked on site.
  - Any discrepancies are to be reported to the architect before any work commences.
  - This drawing shall not be scaled to ascertain any dimensions. Work to figured dims only.
  - This drawing shall not be reproduced without express written permission from BPC.
  - Site overlay drawings and ownership boundaries are produced using all reasonable endeavors. BPC cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- DESIGN HAZARD IDENTIFICATION**
- No significant Hazards have been identified in this drawing.



**Proposed Ground Floor Plan**  
 131.07m<sup>2</sup>/1411 sq ft  
 839.83m<sup>3</sup> OVERALL VOLUME



**Proposed First Floor Plan**  
 87.71m<sup>2</sup>/944 sq ft



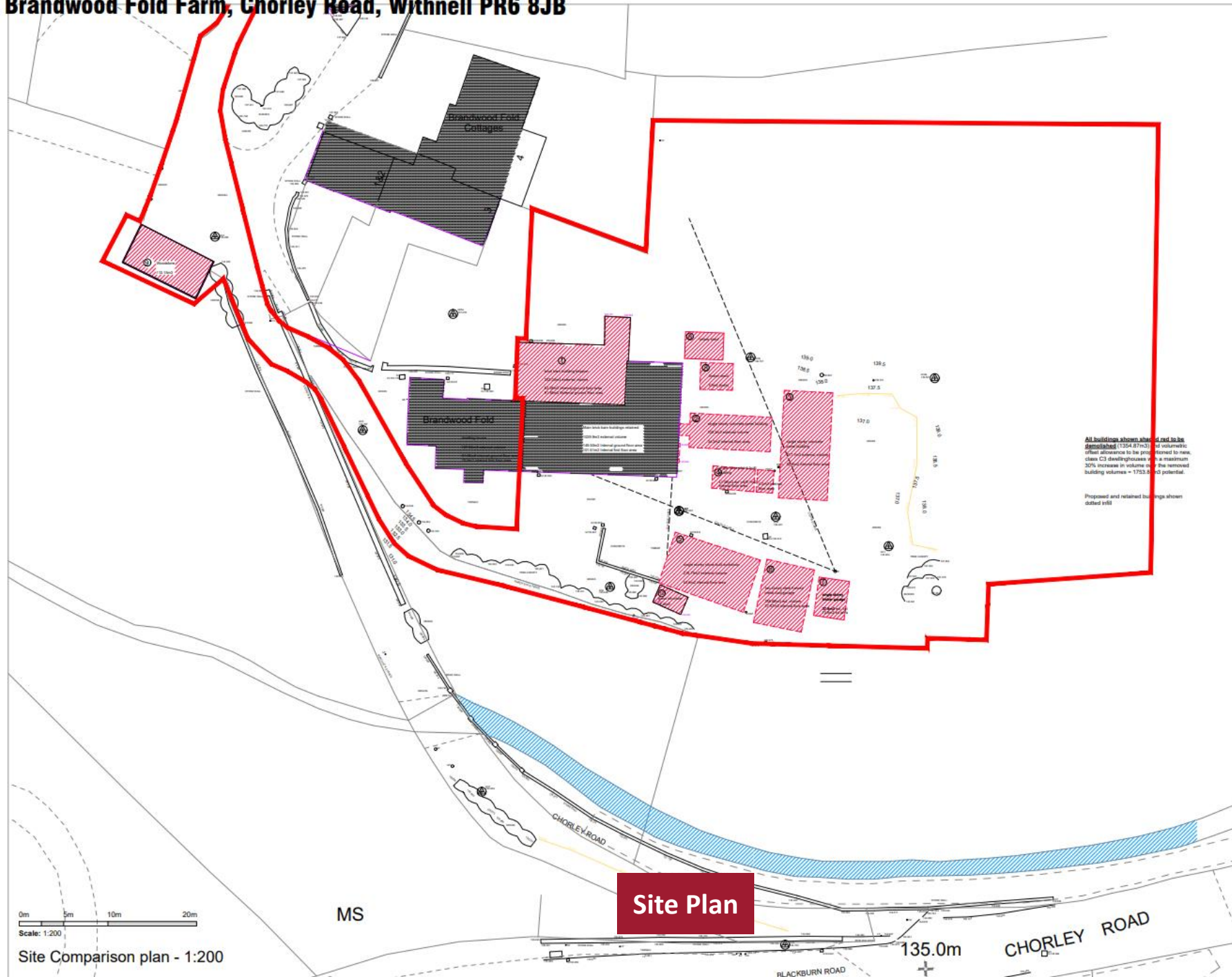
**Proposed Roof Plan**



**Proposed Housetype Design - PLOT 4**

 in collaboration with			
<b>Project</b> Brandwood Fold Farm, Chorley Road, Withnell, PR6 8JB			
<b>Site</b> Housing Redevelopment scheme Proposed house design - PLOT 4			
Date of Issue 1:100	Date Aug 2024	Ref Job 1053	Issues 0003
Job No 1053/BHW/HT4			Rev A

# Brandwood Fold Farm, Chorley Road, Withnell PR6 8JB



## General Remarks

**Services:** The property has the benefit of mains water and mains electricity. Drainage is by way of a septic tank which is assumed to not be compliant with the latest regulations and the purchaser will accept the responsibilities of installing a new compliant system.

**Parking allocated and number of spaces :** Driveway parking for multiple vehicles.

**Construction Type :** Brick/stone under slate.

**Building Safety :** N/A

**Restrictive Covenants :** N/A

**Listed building :** The property is not listed.

**Conservation Area / National Landscapes :** N/A

**Easement, and Wayleaves or Rights of Way :** Property benefits from a right of way along the farm track leading from Withnell Fold..

**Footpaths / Bridleways :** We understand that public footpaths FP0903005 and FP0903006 run through the access driveway.

**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 consents granted for -  
**2500235/FUL** Conversion of building to create 2no. residential dwellings including single storey extension to eastern elevation, erection of 2no. detached dwellings, alterations to existing access track, new access point and other associated works

**2500236/FUL** Conversion of building to create 2no. residential dwellings including single storey extension to eastern elevation, erection of 1no. detached dwelling, alterations to existing access track, new access point and other associated works

**Planning Consents affecting the property :** Existent planning permission as above.

**Accessibility adaption information :** N/A

**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, variable in home (EE + O2) available in the area

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

**Mortgage ability :** we understand that as far as we are aware it is possible to secure a mortgage against this property.

**Buyers information:** Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

**Please note:** Amitstead Bamett 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 & Tenure:** The property is offered for sale Freehold with vacant possession upon completion.

**Local Authority:** Chorley Borough Council    **Council Tax** Band F

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers BSc (Hons) MRICS FAAY FNAEA. 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 :** loses.windmills.biked

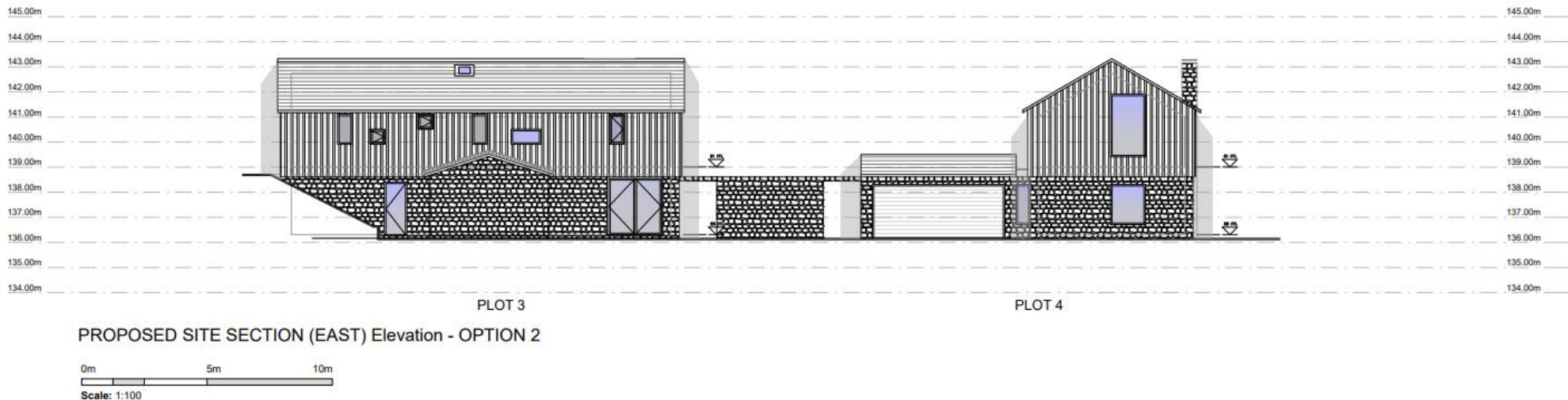
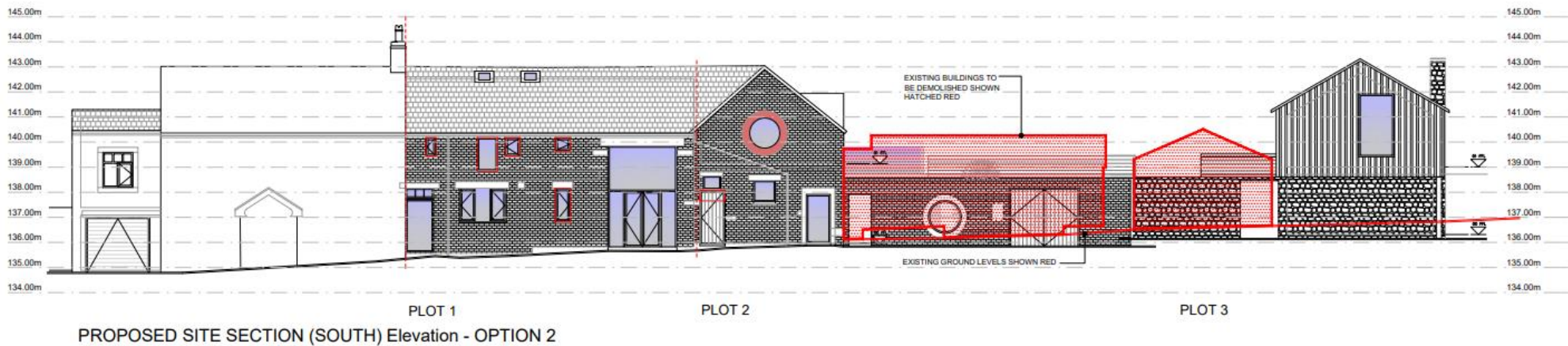
**Money Laundering Regulations Compliance:** please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

**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**





Amritstead 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 Amritstead 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 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 Amritstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



## North Lancashire

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## Cumbria

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## South Lancashire

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southlancs@abarnett.co.uk  
01704 895 995

## Ribble Valley

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Lancashire BB7 2DD  
ribblevalley@abarnett.co.uk  
01200 411 155

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