



Plot 1, Harbour Lane, Wheelton, Chorley, PR6 8JR

£1,100,000







# Plot 1, Harbour Lane, Wheelton, Chorley, PR6 8JR



4 Bedrooms



3 Bathrooms



Optional 1 Acre

- **Striking open plan living** with space for kitchen island, family zone & dining.
- Snug/second reception room—an ideal **cosy escape** or home office.
- Ground floor bedroom and shower room—perfect for guests or **multi generational living**.
- **Three double bedrooms** upstairs, principal en suite and a family bathroom.
- **Detached double garage** with ample parking behind a private **gated access**.
- **Formal garden** and option to purchase roughly **one acre of land**.
- Elevated position with **outstanding rural views** stretching across the valley to Preston skyline, Lake District and Black-pool beach.
- **Exceptional location** with easy access to motorways and walkable from the highly rated Dressers Arms and Golden Lion.
- Close to one **outstanding** and three **good** local schools.



Tucked away in one of the most sought-after addresses in Wheelton, next to Brinscall, this exceptional four-bedroom detached home offers privacy, prestige and panoramic views. Located just off Harbour Lane within an exclusive gated development of only three properties, Plot 1 stands apart — quite literally — with its own private gated access and the option to purchase roughly 1 acre of land.

Whether you're looking for your forever home, a private retreat or an investment in lifestyle, this is a unique opportunity to purchase off-plan, with the potential to personalize the final details if purchased before completion.

The ground floor is centred around a striking open-plan living space, incorporating a kitchen, dining area and family living zone, creating a versatile and sociable hub ideal for both everyday living and entertaining. The kitchen is designed to accommodate modern fittings and a central island, flowing seamlessly into the dining and family areas with views over the rear garden and land beyond.

Complementing the main living space is a separate snug or sitting room, offering a quieter retreat or additional reception space. Practicality is well catered for with a dedicated utility room and a contemporary downstairs shower room. A fourth bedroom is also located on the ground floor, providing flexible accommodation that could equally serve as a home office or study.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with its own en suite shower room. The remaining two bedrooms are served by a stylish family bathroom, finished to a modern specification. The layout is ideal for family living, ensuring both comfort and privacy across the upper level.

Externally, the property enjoys a private driveway with ample parking and a detached double garage. To the rear, the house is complemented by a formal garden area, with the option to purchase roughly an acre of additional land, offering exceptional outdoor space rarely found with new build homes.

This outstanding new build home combines contemporary design, flexible accommodation and an exceptional plot within a discreet gated setting.

If the property is bought off-plan before 1st April 2026, the purchaser has the opportunity to fully personalise their finishes. This includes hand-picking:

**Kitchen unit colours and finishes**  
**LVT flooring colours**

**Bathroom and kitchen tile choices**  
**Paint colours throughout**





## General Remarks-TBC

**Services:** The property has the benefit of mains water and mains electricity. Heating is by way of an air source heat pump with solar panels. Drainage is by way of sewerage treatment plant.

**Parking allocated and number of spaces :** Driveway parking and double garage.

**Construction Type :** Timber frame construction.

**Building Safety :** N/A

**Restrictive Covenants :** TBC

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

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

**Easement, and Wayleaves or Rights of Way :** N/A

**Footpaths / Bridleways :** N/A

**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 :** N/A

**Planning Consents affecting the property :** N/A

**Accessibility adaption information :** N/A

**Coal field / mining area :** Information obtained from the Local Authority and British Geological Survey

### Communications :

Broadband: Ultrafast broadband available in the area

Mobile signal: Good outdoor and in home signal 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 TBC

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA. 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 :** blaring.oxidation.backlog

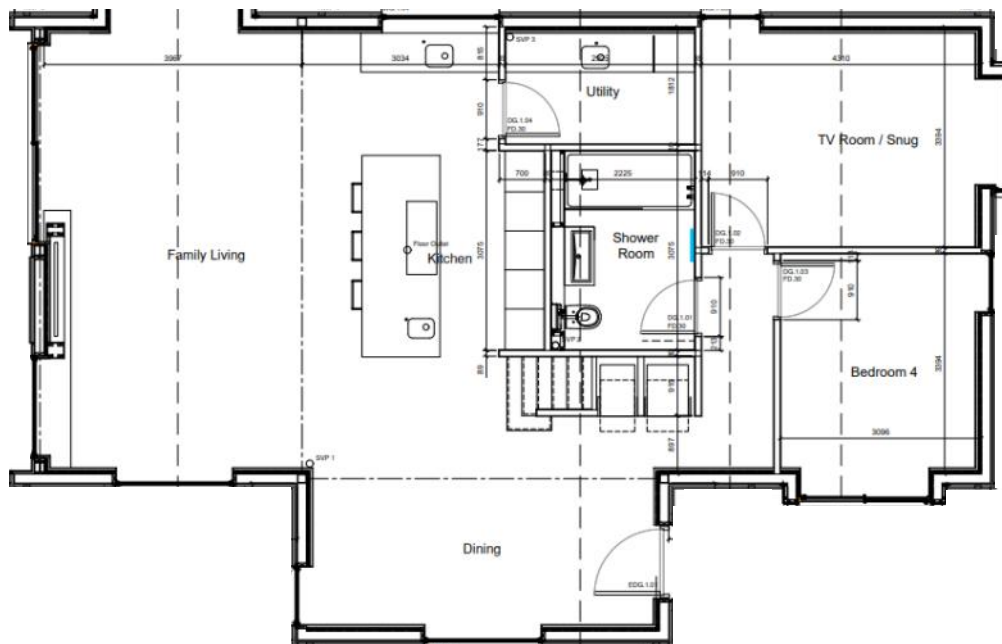
**Money Laundering Regulations Compliance:** please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will 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.

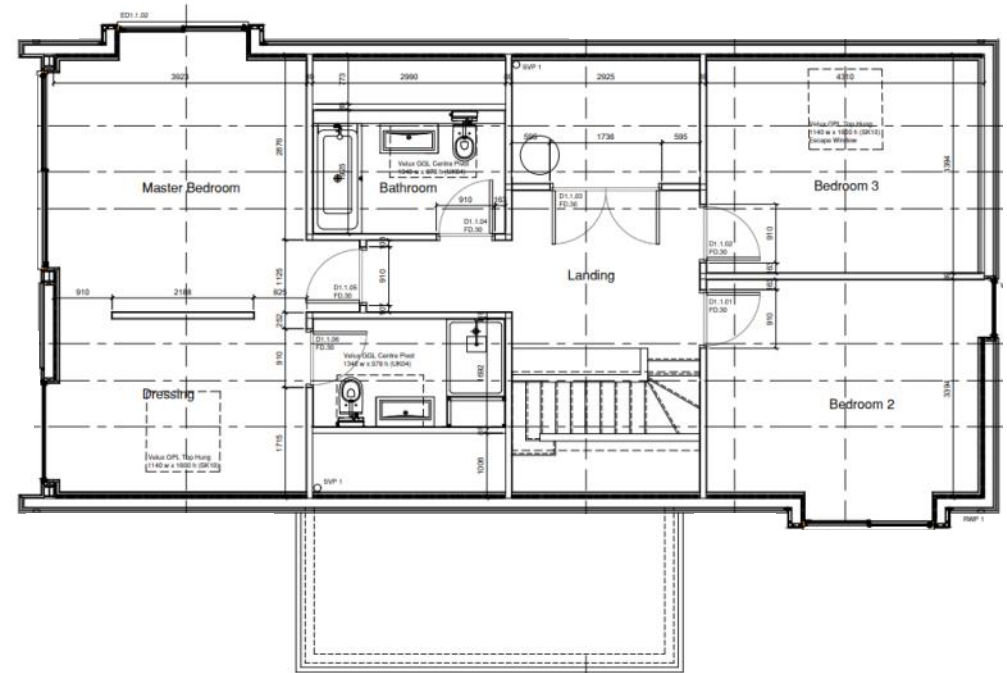
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**





**Ground Floor**



**First Floor**

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 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.



## North Lancashire

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

## Cumbria

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

## South Lancashire

59 Liverpool Road North,  
Burscough, Lancashire L40 0SA  
southlancs@abarnett.co.uk  
01704 895 995

## Ribble Valley

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

Stay in the loop!



[Abarnett.co.uk](http://Abarnett.co.uk)