### FOR SALE 10.155 ACRES OF LAND INCLUDING PLANNING APPROVAL FOR 7 DETACHED DWELLINGS

# Lamb & Swift

01204 522 275 | Iambandswift.com





LAND AT HOLE HOUSE FARM CHORLEY ROAD ADLINGTON CHORLEY PR6 9LP OFFERS IN EXCESS OF £1,000,000 (ONE MILLION POUNDS)

- Approvals under Application Numbers 18/00060/FUL & 22/01109/FUL, Chorley Borough Council
- Rare development opportunity

- Further potential for development STPP on land at rear
- Local amenities within Adlington Village centre

Lamb & Swift **Commercial Property** 

01204 522 275 | Iambandswift.com

#### LOCATION

The site fronts the A673 Chorley Road in Adlington, a small town South of Chorley and North West of Bolton.

Adlington has a population of 8500 people in the 2021 census and lies close to the West Pennine Moors and White Bear Marina the largest of its kind on the Leeds/Liverpool Canal.

#### DESCRIPTION

Planning approval has been granted by Chorley Council as follows:-

#### 18/00060/FUL

Demolition of the existing farmhouse and outbuildings and erection of 6 detached houses associated garages and access improvements.

Plus

#### 22/01109/FUL

Erection of one detached dwelling.

The demolition of the former farm has already taken place and the land is ready to develop out as per the approvals.

In addition there is a large section to the rear which is within greenbelt but may have potential for further development STPP.

There is a right of way through the site and the layout has reflected this aspect.

### ACCOMMODATION

DESCRIPTION	ACRES	HECTARES
Land	10.155	4.11

### TENURE

The property is Freehold – under Title Number – LAN134729.

#### SALE PRICE

Offers in Excess of £1,000,000 (one million pounds).

#### **SERVICES**

Mains services are within Chorley Road to the front of the site.

Checks at pre-contract enquiry stage via solicitors should be made.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

### VAT

VAT is not applicable.

#### **BUSINESS RATES**

Interested parties are advised to make their own enquiries with the Local Rating Authority.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC An EPC is not applicable.

#### ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

#### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIFWING The site can be accessed and viewed during daylight hours.

Telephone: 01204 522275

Contact: Nick Swift Email: nswift@lambandswift.com

Contact: Lois Sutton Email: lsutton@lambandswift.com

Lamb & Swift Commercial 179 Chorley New Road Bolton BL1 4QZ



in Notice and & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or nos, dimensions, reference to condition and necessary permissions for use and occupation and other dentils are given without responsibility and any intending purchaser or tenants should not rely on them as statements or rept so of each of them, e.] on person in the employment of Messes Lam & Swift Commercial has any authority to make or give any representations or warrant whatsover in relation to this property. ers or lessees and do not constitute nor constitute part of an offer of contract, b] All representations of fact but must satisfy themselves by inspection or otherwise as to



01204 522 275 | Iambandswift.com

### **LOCATION**





Important Notice Messes Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messers Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

# Lamb & Swift Commercial Property

01204 522 275 | lambandswift.com



Important Notice Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants shoul correctness of each of them, c] no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to the or lessees and do not constitute nor constitute part of an offer of contract, b] All presentations of fact but must satisfy themselves by inspection or otherwise as to the uld not rely on th ding purchaser or tenants should not rely of anty whatsoever in relation to this property ts or rep

# Lamb & Swift Commercial Property

01204 522 275 | Iambandswift.com

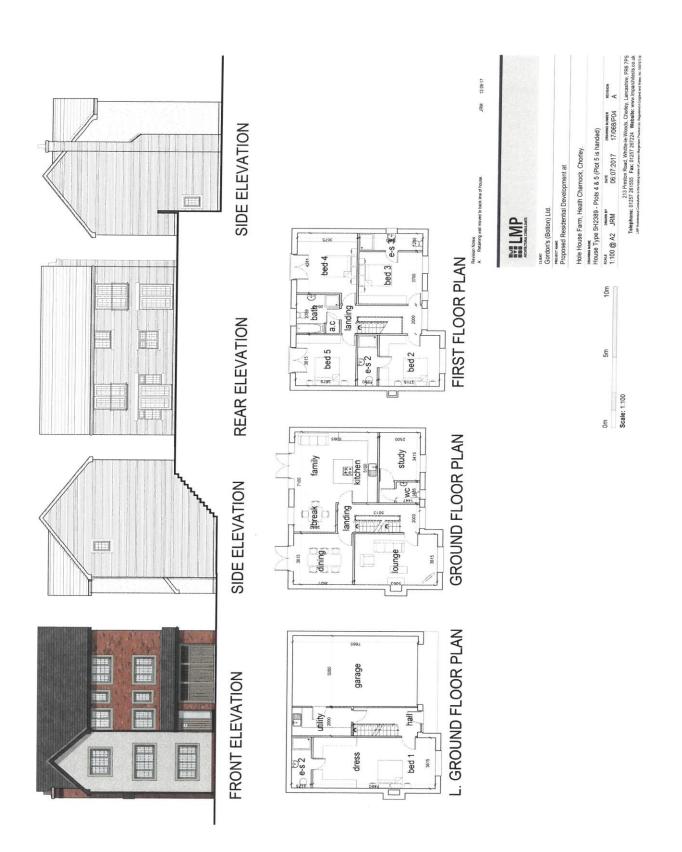


ant Notice

portain Notice sess Lamb & Swith Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for criptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without repossibility and any intending purchaser or tenams shou retrems of each of them, c] to present the employment of Messrs Lamb & Swith Commercial has any authority to make or give any representations or warranty whatsever in relation to the second and do not constitute nor constitute part of an offer of contract, b] All ns of fact but must satisfy themselves by inspection or otherwise as to t ling purchaser or tenan ity whatsoever in relati uld not rely on th on to this property

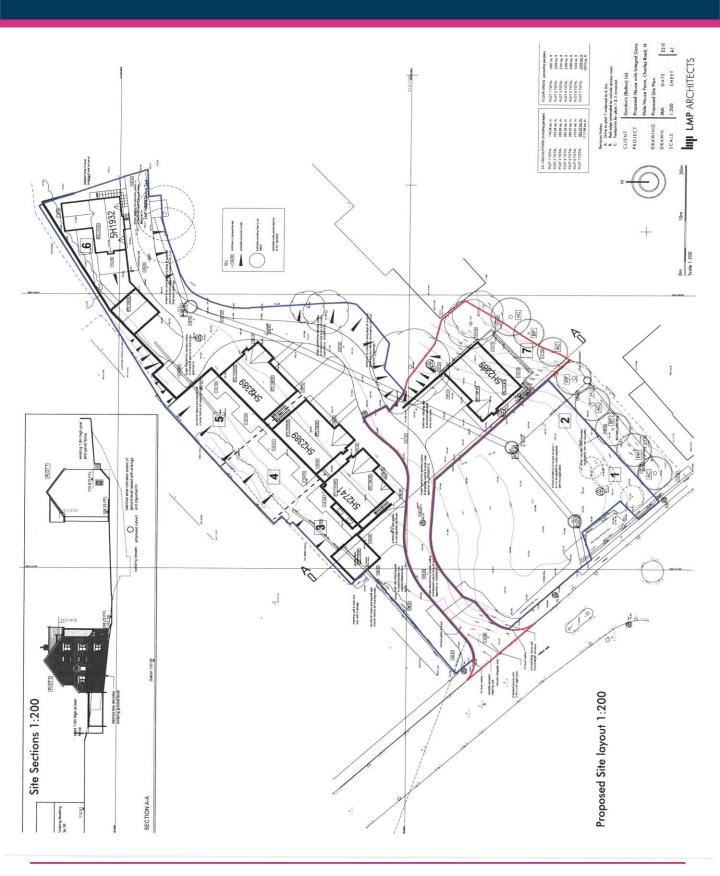
# Lamb & Swift

01204 522 275 | lambandswift.com



### Lamb & Swift

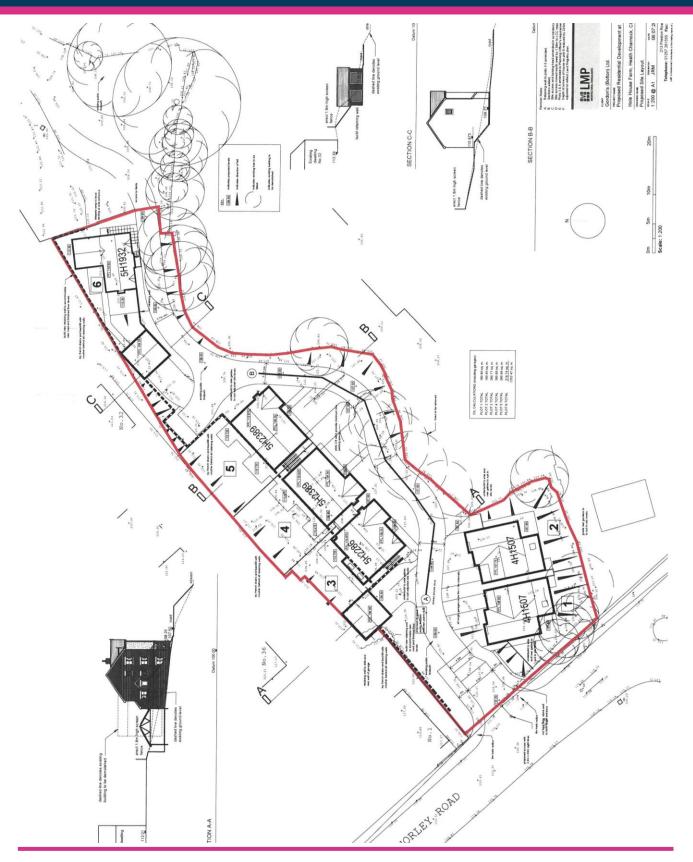
01204 522 275 | Iambandswift.com



Important Notice Messes Lamb & Swith Commercial for themselves and for the vendors or lessors of this property whose agents they are given ovice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to t correctness of each of them, c] no person in the employment of Messes Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

## Lamb & Swift

01204 522 275 | Iambandswift.com



Important Notice Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give nn descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given correctness of each of them, c] no person in the employment of Messrs Lamb & Swift Commercial has any authority to make of or lessees and do not constitute nor constitute part of an offer of contract, b] All resentations of fact but must satisfy themselves by inspection or otherwise as to otice that a] The particulars are set out as a general outlin and any it ser or ter uld not rely on nts or rep rcial has any authority to make or give any whatsoever in relation to this property repre ns or warranty