

# FOR SALE

**10.155 ACRES OF LAND  
INCLUDING PLANNING APPROVAL  
FOR 7 DETACHED DWELLINGS**

**Lamb & Swift**  
Commercial Property

01204 522 275 | [lambandswift.com](http://lambandswift.com)



**LAND AT HOLE HOUSE FARM  
CHORLEY ROAD  
ADLINGTON  
CHORLEY  
PR6 9LP**

**OFFERS IN EXCESS OF  
£800,000.00  
(EIGHT HUNDRED  
THOUSAND POUND)**

- Approvals under Application Numbers 18/00060/FUL & 22/01109/FUL, Chorley Borough Council
- Further potential for development STPP on land at rear
- Rare development opportunity
- Local amenities within Adlington Village centre

### 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 £800,000.00 (Eight hundred thousand pound)

### 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.

### VIEWING

The site can be accessed and viewed during daylight hours.

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Contact: Nick Swift

Email: [nswift@lambandswift.com](mailto:nswift@lambandswift.com)

Contact: Lois Sutton

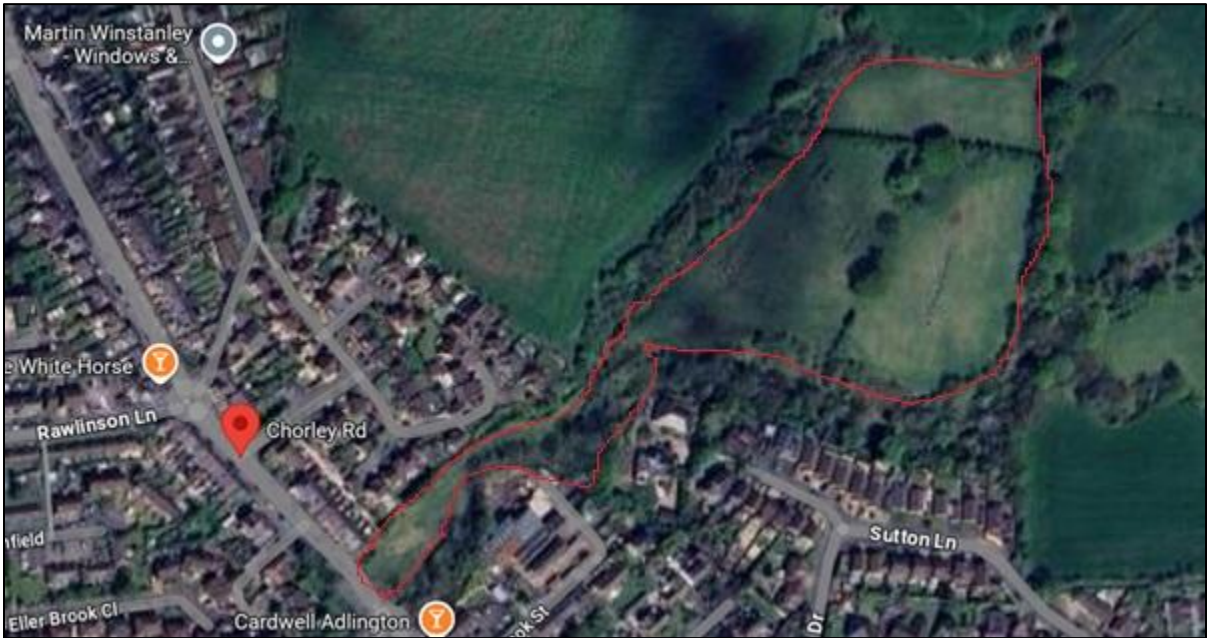
Email: [lsutton@lambandswift.com](mailto:lsutton@lambandswift.com)

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

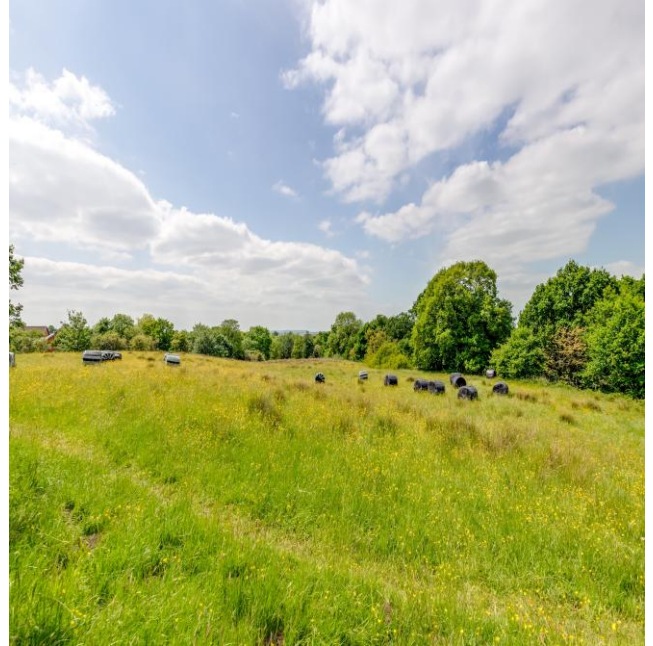




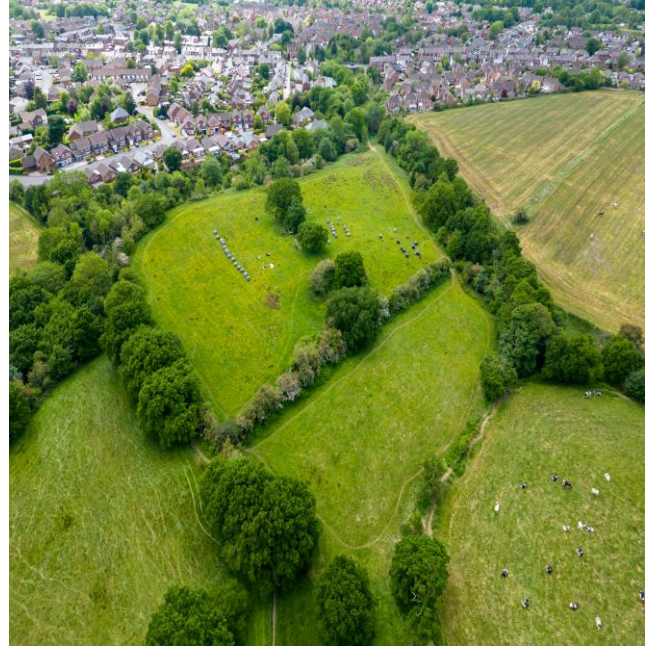
LOCATION





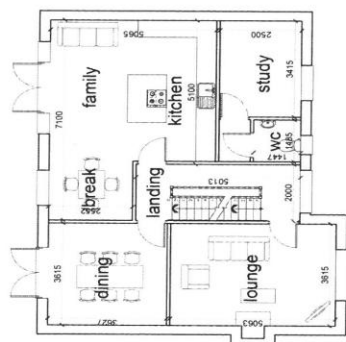








# FIRST FLOOR PLAN



## GROUND FLOOR PLAN



L. GROUND FLOOR PLAN

Revision Notes:		JPM	13:09:17
A.	Retaining wall moved to back line of house.		



<p><b>LOT</b></p> <p><b>1</b></p>	<p><b>PROPOSED NAME</b></p> <p><b>Sutton's (Bolton) Ltd</b></p>	<p><b>PROPOSED DEVELOPMENT</b></p> <p><b>Proposed Residential Development at</b></p>	<p><b>PROPOSED ADDRESS</b></p> <p><b>Hole House Farm, Heath Charnock, Chorley.</b></p>	<p><b>PLANNING NAME</b></p> <p><b>House Type SH2389 - Plots 4 &amp; 5 (Plot 5 is handed)</b></p>	<p><b>DATE</b></p> <p><b>06/07/2017</b></p>	<p><b>DRAWN BY</b></p> <p><b>JRM</b></p>	<p><b>STANDARD NUMBER</b></p> <p><b>17/068/P04</b></p>	<p><b>REVISION</b></p> <p><b>A</b></p>
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