



Expressions of Interest Invited

Freehold Brownfield Development Opportunity
1.160 hectares (2.87 acres) of land to the West of
Preston Road (A49), Coppull, Chorley PR7 5DU



Property Information

The Site

Approximately 1.160 hectares (2.87 acres) of land shown edged red on the plan below.

Description (ref. site plan and aerial photograph below)

A substantial and prominent residential ribbon development opportunity for affordable homes in a semi-rural setting.

The previously developed housing site is largely flat area and is bound to the East by Preston Road (A49) whilst the remainder of the site is naturally screened from the adjacent Chisnall Hall Reclamation Site, which consists of farmland, woodland, open space and public footpaths.

Location (ref. site plan and aerial photograph below)

The site is located directly off Preston Road (A49) Coppull Chorley which is located a short distance away the main village centre. The site is conveniently located nearby other essential amenities, including the local school provision.

The site provides convenient and easy access to the M6 Motorway (Junction 27). Coppull also provides excellent travel links with easy access to local bus routes and train stations in nearby Chorley.

Tenure

The property is offered freehold (subject to restrictions) on a formal option or conditional contract basis.

Planning

For planning enquires please contact Chorley Council's Development Management Team by email: contact@chorley.gov.uk or telephone: 01257 515151

Services

It is understood that all main services are available in the locality. However, interested parties should contact the statutory undertakers for confirmation and to ascertain whether there is sufficient capacity available for their proposals. Plans of service searches and additional reports are included in the sales pack.

Roads and Access

Vehicular and pedestrian access is currently off Chisnall Lane, which is adopted highway, however the site also abuts Preston Road which is also adopted. It is the responsibility of interested parties to satisfy themselves as to the status of these roads.

Possession

Vacant possession will be given upon completion.

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Prospective purchasers are invited to submit offers and their proposed plans for the whole of the property as shown edged red on the site plan.

Submission of Offers

Offers should be submitted by **10:00am, Friday 9 May 2025**.

All offers should be submitted with details of their proposals together with the proposed timeframes for bringing the site forward.

A deposit of **10%** of the purchase price will be payable upon completion of the option and/or conditional contract.

Fees

In addition to the purchase price the purchaser will be liable, upon completion, to make a contribution to the County Council's legal and surveying fees equivalent to 3% of the purchase price, subject to a minimum of £1500.

Viewing

The site may be viewed by appointment only. Please contact Gary Jones for access, details below.

Further Information

For further information on **property related matters** please contact:

Gary Jones BSc (Hons) MRICS, Registered Valuer.
Estates Manager
Estates Service
Lancashire County Council
PO Box 100, County Hall
Preston
PR1 0LD
Tel: 01772 533864
Email: gary.jones@lancashire.gov.uk

For further information on **legal matters** please contact:

James Hart
Solicitor
Property, Commercial and Procurement Team
Legal and Democratic Services
Lancashire County Council
PO Box 100,
County Hall
Preston
PR1 0LD
Tel: 01772 536471
Email: james.hart@lancashire.gov.uk

Misrepresentations

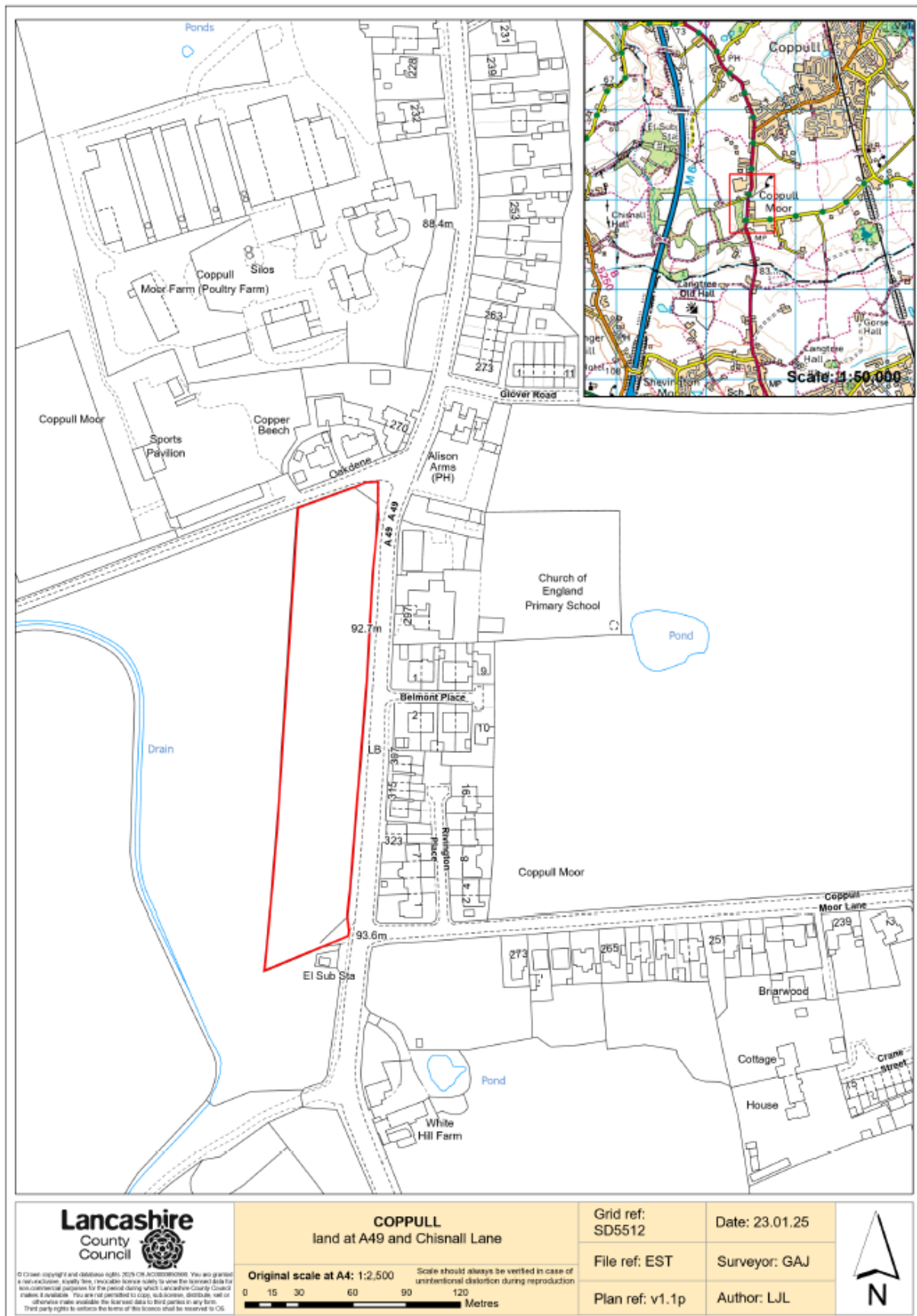
Lancashire County Council gives notice that these particulars are a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract.

Whilst all efforts have been made to ensure these particulars are accurate, no responsibility can be accepted for the accuracy of the information or any discussions which may subsequently take place with potential purchasers.

Lancashire County Council Property Sales

For other property offered for sale by the county council please visit:-
www.lancashire.gov.uk/propertysales

Site Plan



Aerial Photograph



Historical Aerial Photograph

