For Sale

Offers in the Region of £2,650,000 exclusive





Multiple Development Opportunities

13 ACRES (5.26 HECTARES) – ACROSS 4 DEVELOPMENT OPPORTUNITIES

OLD HOUSE FARM, GERMAN LANE, CHARNOCK RICHARD, CHORLEY, PR7 5NE

TW

Turner Westwell

Commercial Agents

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KEY FEATURES

- Multiple development opportunities, with outstanding potential
- Comprising a range of farmhouse, barn and former agricultural buildings/stables within an established brownfield site
- Attractive semi-rural location in Charnock Richard
- Excellent connectivity via the A49 and M6 motorway
- Extends as a whole to approximately 13 acres
- Outline planning for 9 x detached executive homes (comprising of 4/5 bed dwellings)
- Permission in principle for a three-bedroom dwelling within barn/shippon
- Further potential across remaining brownfield areas, subject to planning considerations
- Farmhouse in need of comprehensive refurbishment
- Development under affordable threshold
- Offers in Excess of £2,650,000 exclusive



LOCATION

Old House Farm occupies an attractive semi-rural position on German Lane, Charnock Richard, close to its junction with the A49. Combining a pleasant village setting with excellent transport connectivity, the property is ideally positioned to appeal to developers seeking to deliver high-quality executive family housing within an established residential location.

The site benefits from convenient access to Junction 27 of the M6 motorway, providing connectivity across the wider North West, including Chorley, Preston and Wigan. Charnock Richard is a popular residential area, offering a range of local amenities, reputable schools, countryside walks and access to nearby employment centres.

The combination of accessibility, surrounding open countryside and village appeal makes this an attractive location for premium family housing, offering the opportunity to create an exclusive residential development in a well-connected yet semi-rural setting.

DESCRIPTION

Old House Farm presents an exciting residential development opportunity extending to approximately 13 acres), comprising a farmhouse, barn/shippon and a range of former agricultural buildings and stables within an established brownfield site. With agricultural operations having ceased several years ago, the property has subsequently accommodated a variety of workshop, storage and equestrian uses.

The principal site benefits from outline planning permission for the construction of nine detached executive dwellings, predominantly comprising four- and five-bedroom family homes. The indicative proposals envisage an attractive private cul-de-sac, incorporating generous individual plots, substantial private gardens and ample parking, creating a spacious and desirable residential environment sympathetic to its semi-rural surroundings. Matters relating to appearance, landscaping, layout and scale remain reserved for subsequent approval.

In addition, separate Permission in Principle has been secured for the redevelopment of the former Sippon/Barn to provide a further three-bedroom dwelling, offering additional flexibility and development potential. There may also be longer-term potential associated with the remaining brownfield areas of the wider holding, subject to further assessment and the relevant planning considerations.

The farmhouse is in need of full refurbishment, however, would most likely be calved out with a large garden of 3-4 acres, leaving further development potential on the paddock and stables in time.

With residential planning consent already established for the principal scheme, Old House Farm represents a compelling opportunity for regional or national housebuilders, SME developers and private investors to deliver a high-quality residential development in a sought-after Lancashire location.

Please see Floor Plans for the premises below.

SERVICES

We understand that mains services are connected, or available to the property/site. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances.

SALE PRICE

Offers in Excess of £2,650,000 exclusive.

TITLE/TENURE

The site is held Freehold under Title Number LA548750, which is in the process of being split from the fishery part of this title. The eastern title is being registered under a separate entity, which will be supplied on instructing legal representatives.

USE

It is the responsibility of the Proposed Purchaser to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Chorley Council).

COUNCIL TAX

We understand that Old House Farm is currently assessed as a 'Band F' property, with an annual charge for the 2026/2027 financial year of £3,524.18.

LEGAL COSTS

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

EPC

The property has an current Energy Efficiency Rating of G. The certificate is valid until 21st October 2036. A full copy of the Report is available upon request.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Adam Westwell | Director
BSc (HONS), MRICS | RICS Registered Valuer
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INDICATIVE SITE LAYOUT 1:500

INDICATIVE FRONT ELEVATIONS 1:100



HOUSE TYPE A



HOUSE TYPE C

0m 5m 10m
Scale 1:100

0m 25m 50m
Scale 1:500

Proposed Buildings				
House Type (ft²)	Footprint (m²)	Quantity	Volume (m³)	Total (m³)
A (1850)	98.35	3	695	2085
B (2150)	122.67	3	775	2325
C (2300)	132.92	3	770	2310
Total		9		6720.00

Data Comparison				
Data Source	Footprint (m²)			Volume (m³)
Existing Buildings	1375.6			5181.40
30% Permitted Allowance	-			1554.40
Proposed Buildings	1403.56			6720.00
Total Remaining	27.96			15.80

Revision Notes:
A: Layout amended to accommodate reduction in site area and number of proposed plots. WA 24/06/25

CLIENT	Malcharek, Mario c/o Peter E Gilkes and Company				
PROJECT	Proposed Residential Development with Conversion of Shippon & Barn at Land to Rear of Old House Farm, German Lane, Charnock Richard, Chorley, PR7 6NE				
DRAWING	Indicative Site Layout & Front Elevations				
DRAWN	WA	DATE	28/11/24	NUMBER	24/074/P01
SCALE	Varies	SHEET	A2	REVISION	A

LMP ARCHITECTS
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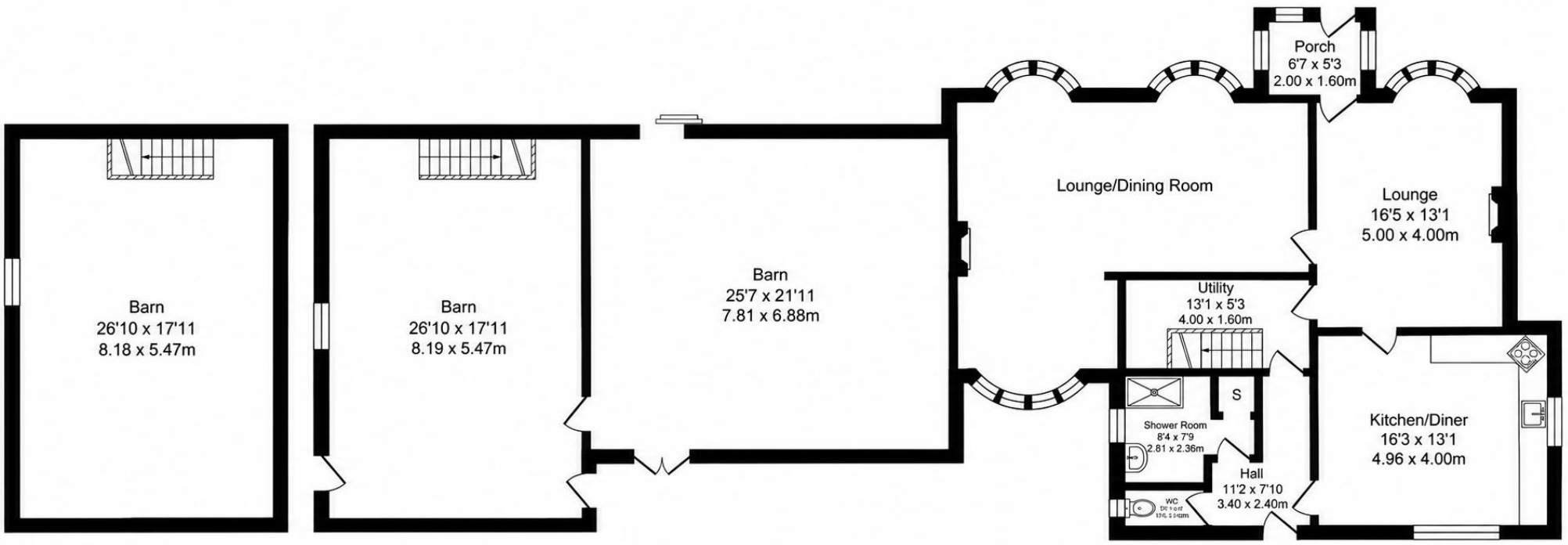
Trading name of Lawson Margarison Practice Ltd. Registered in England and Wales No. 3597973-6


Development Opportunity 1 - Farmhouse


Development Opportunity 2 – Barn/Shippon

FLOOR PLANS



Barn First Floor

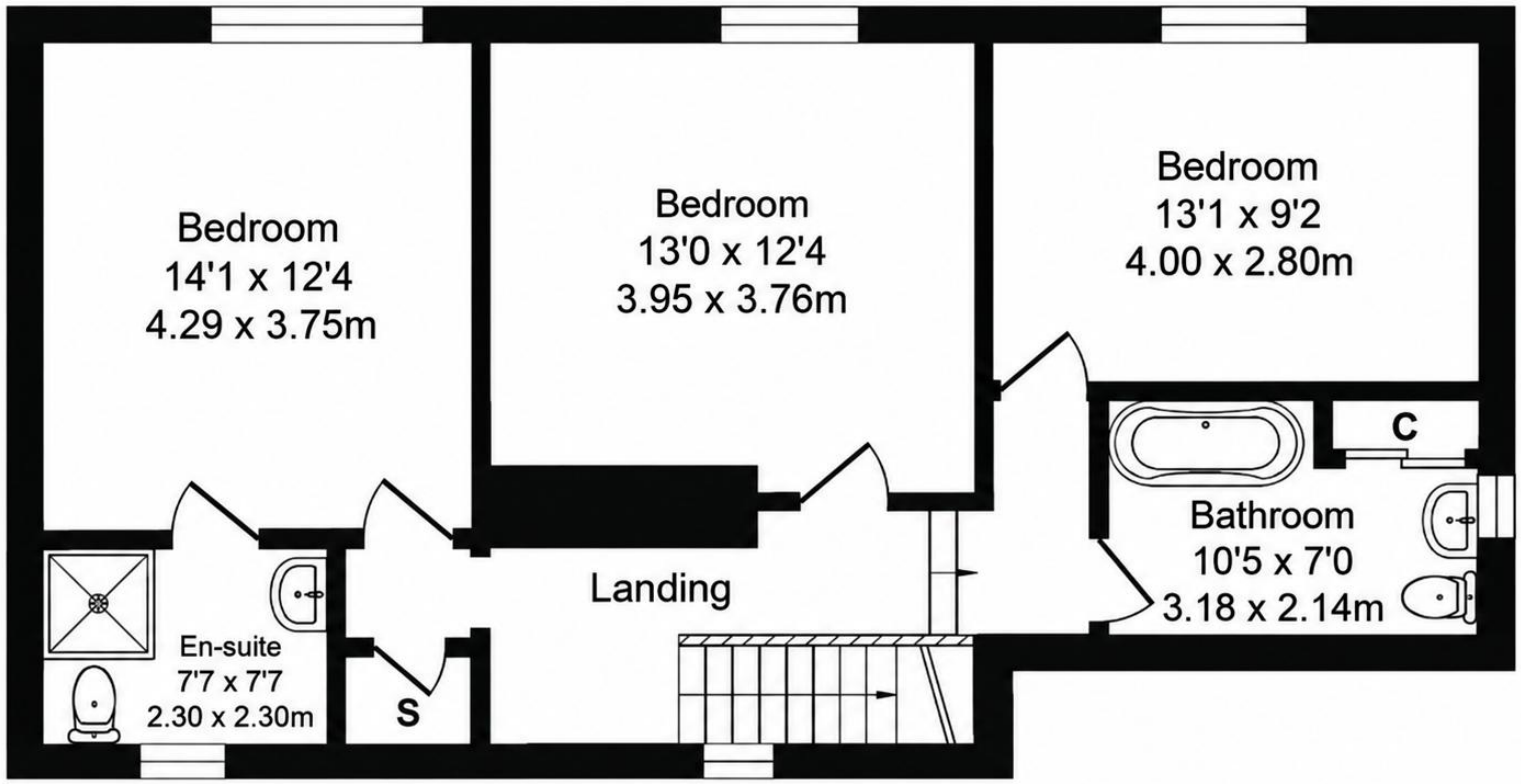
Approx. Floor
Area 481 Sq.Ft
(44.7 Sq.M.)

Barn Ground Floor

Approx. Floor
Area 1054 Sq.Ft
(97.9 Sq.M.)

Ground Floor

Approx. Floor
Area 1142 Sq.Ft
(106.1 Sq.M.)



First Floor

Approx. Floor
Area 690 Sq.Ft
(64.1 Sq.M.)




OLDHOUSE
FARM



































