

For Sale
Offers Invited



80 Residential
Units secured by
Redrow Homes

Residential Development Opportunity

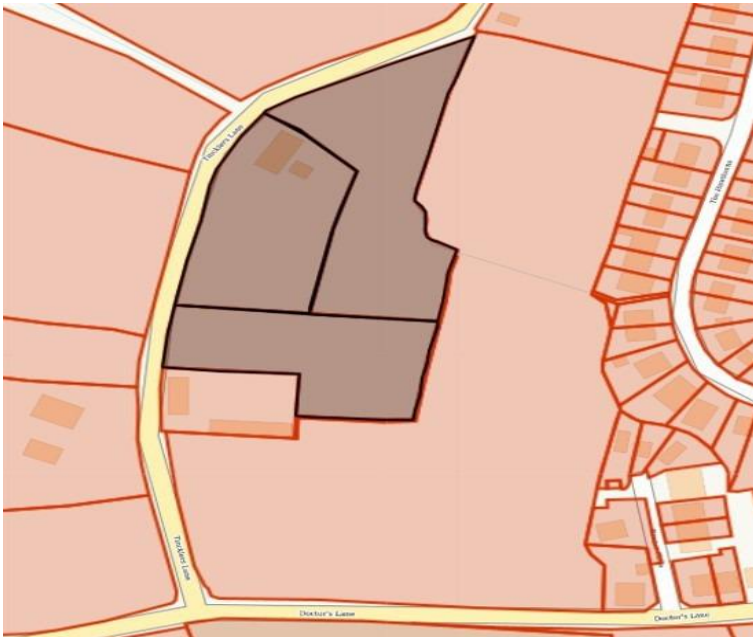
3.88 ACRES (1.57 HECTARES)

📍 HOPE COTTAGE, TINCKLERS LANE, ECCLESTON, CHORLEY, PR7 5QX

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Residential Development Opportunity
- Located next to Redrow's new Woodland Chase
- Located on settlement boundary
- Unbroken views towards Southport
- 3.88 acres (1.57 hectares)
- Large cottage with outbuildings and private driveway
- Situated within an affluent area
- What3words: shares.overdone.droplet
- Held Freehold across 3 x separate Titles (Title Numbers LAN150596, LAN30557 and LAN30558)
- Offers are invited on both conditional and unconditional bases



LOCATION

The subject site is located within Eccleston, in the metropolitan borough of Chorley in Lancashire. The site is located upon Tincklers Lane (PR7 5QX).

Within the immediate vicinity is rolling greenbelt, residential and some local amenities including a Sainsbury's Local.

what3words: shares.overdone.droplet

DESCRIPTION

The site is made up of three parcels of land totalling 3.88 acres. The property located on site is a large family home, which is well appointed with quality fixtures and fittings, outhouses and large manicured gardens. The home measures 335 sq m.

The site has two access points from Tincklers Lane, with the potential for further access points.

SERVICES

Gas, electric and mains drainage are connected to the site. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

TITLE/TENURE

Held Freehold across 3 x separate Titles (Title Numbers LAN150596, LAN30557 and LAN30558).

BUSINESS RATES/COUNCIL TAX

No Business Rates are payable.

The residential element is liable for Council Tax payments. We understand from Chorley Council's website, that the property is a "Band F" property and has a current annual Council Tax charge for the 2024/2025 financial year of £3,213.28.

SALE PRICE

We will be seeking offers for the site on both conditional and unconditional bases.

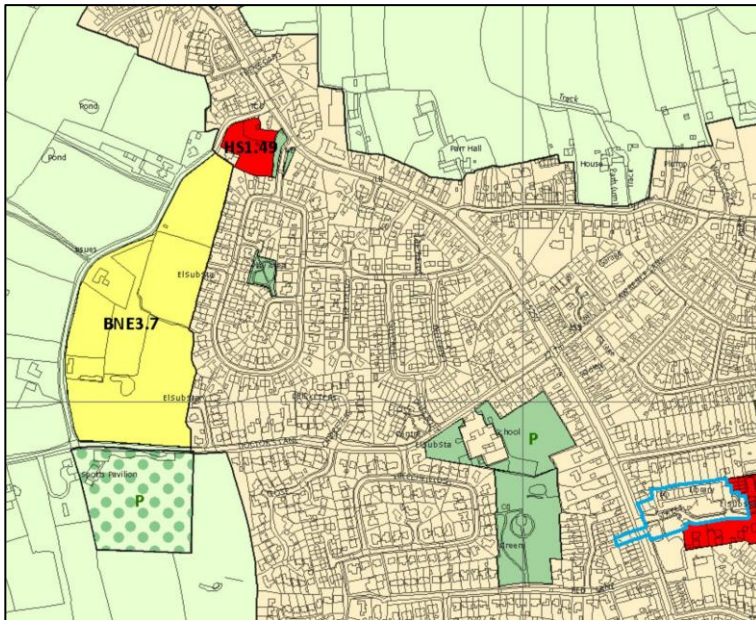
VAT

VAT is not applicable.

PLANNING

The site is located within the BNE3 - Areas of Safeguarded Land for Future Development Needs.

The adjoining site within the same policy has 80 dwellings secured by Redrow Homes.



Chorley Council Local Plan

LEGAL COSTS

The purchaser is to be responsible for the seller's legal costs involved in the transaction, as well as agent's fees at 1.5% plus VAT of the achieved sale price, payable on exchange of contracts.

EPC

The residential property has an current Energy Efficiency Rating of D(68). The certificate is valid until 17th May 2032. A full copy of the Report is available upon request.

55-68

D

68 D

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWINGS

The site can be viewed at the roadside. Please note, any persons who enter the site, do so at their own risk.

Adam Westwell | Director

BSc (HONS), MRICS | RICS Registered Valuer

07799 644166 adam.westwell@turnerwestwell.co.uk