



2 acres of Green Field Housing Development Land at Tincklers Lane, Eccleston, Chorley PR7 5QU
For Sale by Informal Tender Guide Price Offers over £1,100,000

Application number 22/00407/OUTMAJ Outline application for the erection of up to 15no. dwellings with all matters reserved save for access from Tincklers Lane (resubmission of 20/01085/OUTMAJ)

The housing development land is located in a desirable location on the outskirts of Eccleston Village which is in close proximity to Croston, Bretherton and Mawdesley, Lancashire.

The site is an undisturbed grassland field save for a temporary timber field shelter on a concrete base situated in the south corner abutting the existing field gate entrance.

There are three trees within the hedge line boundary that are subject to Tree Preservation Orders (see TPO location plan)

The landowners have completed trial pit SI works (see BEK Consultants report)

S106 legal agreement secures the following contributions:

- 5 of the dwellings to be affordable - 4 social rented and 1 shared ownership
- £23,985 for playing pitches contribution
- £53,434 for two additional secondary school places
- £8,355 green space contribution

Payment contribution figures provided may be subject to indexation

Other material matters, not exhaustive

- Reserved Matters application to be made within three years.
- Community Infrastructure Levy
- Highways Improvement to include a highway footpath and traffic calming markings.

Services

The buyer will be responsible for making mains services connections.

Tenure

Freehold with immediate vacant possession.

Wayleaves & Easements

The land is sold subject to any existing wayleaves, easements etc which may exist, subject to legal confirmation.

Guide Price

The site is marketed for sale by informal tender with a guide price of 'Offers over £1,100,000' We are seeking Unconditional offers for the site.

Viewing

The site may be viewed unaccompanied during daylight hours by prior appointment with the selling agent. Location: what3words hazelnuts.originals.facelift

Method of Sale – Informal Tender

For Sale by Informal Tender to be submitted no later than 12pm on Wednesday 14th August 2023

Please submit tenders to adamp@shpvaluers.co.uk to include;

Contact Name:

Company Name:

Address:

Contact number:

Unconditional Offer Sum:

Proof of Funding:

Solicitors Details:

Formal ID (Passport or Driving Licence plus Utility bill):

Additional checks will be required for Money Laundering Regulations

These details do not form any part of a binding contract of sale of the land and are produced subject to contract. The vendor is not required to accept the highest or any offer made and may withdraw the property from sale.

Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008

SHP VALUERS Ltd for themselves and for vendors of this property who are agents on behalf of give notice that:

- (i) the particulars are set out as guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given as a fair representation of the property at the time of first marketing the property, whilst interested parties must satisfy themselves by making a full inspection of the property;
- (iii) no person in the employment of SHP VALUERS Ltd has any authority to make or give any representation or warranty whatever in relation to this property



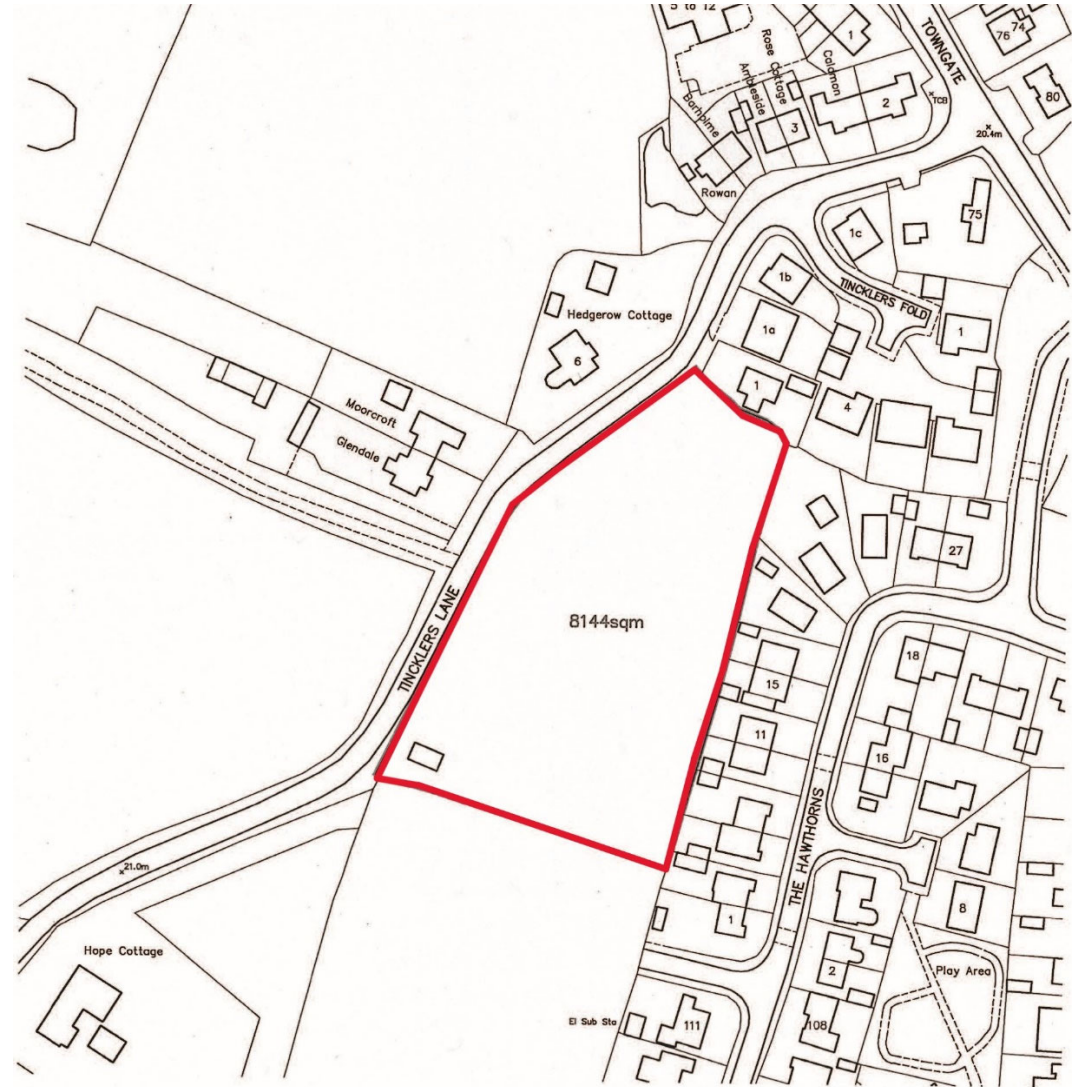
Tincklers Lane, Eccleston

Indicative Layout

0 10m 20m 30m
1:500@A3 1330-PL.04B



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SERVICES: We cannot confirm that services and heating appliances are in full working order and the property is to be sold on this basis. Intending purchasers are advised to have these installations checked prior to exchange of contracts.
CONDITIONS: These particulars are issued on the following understanding. 1) That appointments to view and all negotiations with regard to any interest in the property will be conducted solely through Smith Hodgkinson Pickervance. 2) That the contents will not be transmitted to other persons without the agreement of Smith Hodgkinson Pickervance. 3) In accordance with the terms of Misrepresentation Act 1967, Smith Hodgkinson Pickervance acting as Agent's for themselves and for the vendors or lessors of the property further give notice that these particulars do not constitute any part of an offer or contract. 4) All statements contained in these particulars as to this property are made without responsibility on the part of Smith Hodgkinson Pickervance or the vendors or lessors. 5) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 6) Any intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 7) The vendors or lessors do not make or give, and neither Smith Hodgkinson Pickervance nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.