



**Lower House Fold Farm  
Trigg Lane, Heapey  
PR6 9BZ**

For Sale as a whole  
or in two lots

**athertons**  
**property & land**  
tel. 01200 420100

[www.athertons-uk.com](http://www.athertons-uk.com)

**FOR SALE: LOWER HOUSE FOLD FARM, TRIGG LANE, HEAPEY PR6 9BZ - DEVELOPMENT SITE WITH PLANNING CONSENT FOR 4 EXECUTIVE HOMES.**

**Guide Price £1,400,000 (£350,000 per plot)**

**Residential development site, extending to 1.1 acres with planning consent to create four detached executive homes.**

**The property lies in an elevated idyllic rural location and forms part of a small cluster of other similar residences. It is surrounded by open countryside and lies 25 miles to the north of Manchester and 12.5 miles to the south of Preston, with the market town of Chorley only 3.4 miles away.**





Artists Impression

Proposed Houses at Lower House Fold Farm  
Trigg Lane  
Heapey  
PR6 9BZ

Planning Application 23/00038/ FUL  
Proposed Residential Development (four new units)  
Development site area: 1.16 acres (0.47ha)

**Plot One – house type 4H2609**

Ground floor: Open-plan kitchen / family room and utility, study, lounge, hallway and WC –1,328sq.ft. (123.34sq.m.)

First floor: Principal bedroom with dressing room and en suite, bedroom 2 with en suite, bedrooms 3 and 4 and family bathroom – 1,281sq.ft. (119.02sq.m.)

Total floor area: 2,609sq.ft. (242.36sq.m) plus detached garage

**Plot Two – house type 4H2548**

Ground floor: Open-plan kitchen / family room and utility, lounge, study hallway and WC –1,329sq.ft. (123.46sq.m.)

First floor: Principal bedroom with dressing room and en suite, bedroom 2 with en suite, bedrooms 3 and 4 and family bathroom – 1,219sq.ft. (119.02sq.m.)

Total floor area: 2,548sq.ft. (113.23sq.m) plus detached garage

**Plot Three – house type 4H2627**

Ground floor: Kitchen / family room and utility, study, lounge, hallway and WC –1,135sq.ft. (105.48sq.m.)

First floor: Principal bedroom with en suite, bedroom 2 with en suite, bedrooms 3 and 4, study and family bathroom – 1,492sq.ft. (138.62sq.m.)

Total floor area: 2,627sq.ft. (244.10sq.m) plus detached garage

**Plot Four – house type 4H2176**

Ground floor: Kitchen / family room and utility, study, lounge, hallway and WC –1,151sq.ft. (106.98sq.m.)

First floor: Principal bedroom with dressing room and en suite, bedroom 2 with en suite, bedrooms 3 and 4 and family bathroom – 1,025.00sq.ft. (95.19sq.m.)

Total floor area: 2,176sq.ft. (202.17sq.m) plus detached garage

## Lot One

Grey dashed outlines denote existing buildings to be demolished.



Proposed Buildings	
Building Name	Volume (m <sup>3</sup> )
Plot 1 - 4H2609	892.09
Plot 1 - Garage	126.93
Plot 2 - 4H2548	850.52
Plot 2 - Garage	126.93
Plot 3 - 4H2627	1019.07
Plot 4 - 4H2176	788.84
Plot 4 - Garage	126.93
<b>Total</b>	<b>3931.31</b>
Data Comparison	
Data Source	Volume (m <sup>3</sup> )
Volume Allowance	5528.00
Proposed Buildings	3931.31
<b>Total Remaining</b>	<b>1596.69</b>

### services

The farmstead is supplied with mains water and electric with drainage to a septic tank.

### tenure

We understand from the owners to be Freehold.

### viewings

Strictly by appointment

### office hours

53 King Street, Whalley, BB7 9SP  
 Monday to Friday 9.00am to 5.00pm  
 Saturday 9.30am to 2.30pm

### internet

Details of this and other properties can be viewed on our website:

[www.athertons-uk.com](http://www.athertons-uk.com)

01254 828810

# ELEVATIONS



FRONT



SIDE (R)



REAR



GROUND FLOOR PLAN

FLOOR AREAS  
 Ground Floor: 123.34m<sup>2</sup> / 1328ft<sup>2</sup>  
 First Floor: 119.02m<sup>2</sup> / 1281ft<sup>2</sup>  
 Total: 242.36m<sup>2</sup> / 2609ft<sup>2</sup>

VOLUME  
 Volume: 892.09m<sup>3</sup>



FIRST FLOOR PLAN



SIDE (L)

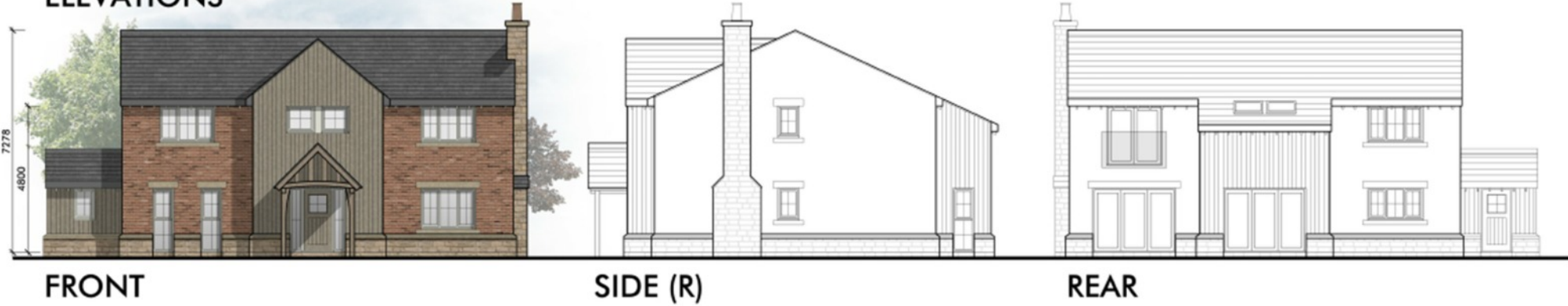


Revision Notes:  
 A: Amendments to proposed house type following Local Authority feedback. WA 06/04/23

CLIENT	Nikolakis, Ann				
PROJECT	Proposed Residential Development at Lower House Fold Farm, Trigg Lane, Heapey, Chorley, PR6 9BZ				
DRAWING	Plot 1 - Proposed House Type (4H2609)				
DRAWN	WA	DATE	06/04/23	NUMBER	22/105/P02
SCALE	1:100	SHEET	A2	REVISION	A



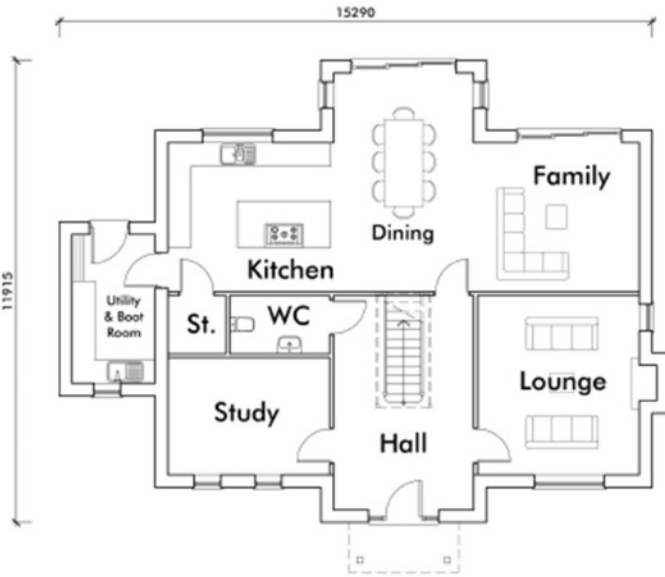
ELEVATIONS



FRONT

SIDE (R)

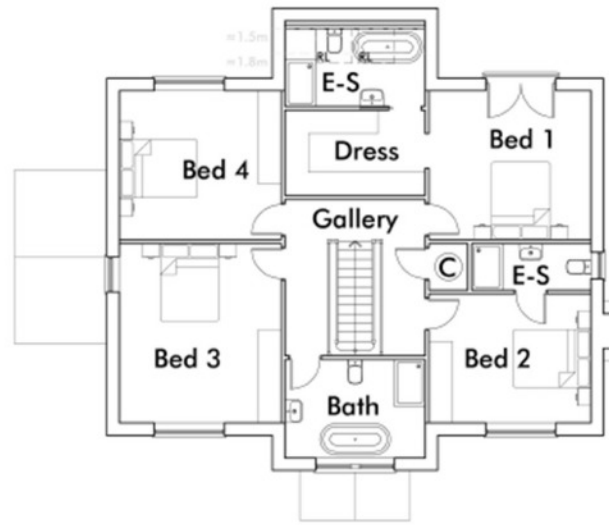
REAR



GROUND FLOOR PLAN

FLOOR AREAS  
 Ground Floor: 123.46m<sup>2</sup> / 1329ft<sup>2</sup>  
 First Floor: 113.23m<sup>2</sup> / 1219ft<sup>2</sup>  
 Total: 236.69m<sup>2</sup> / 2548ft<sup>2</sup>

VOLUME  
 Volume: 850.52m<sup>3</sup>



FIRST FLOOR PLAN



SIDE (L)

Revision Notes:

A: Amendments to proposed house type following Local Authority feedback.

WA 06/04/23

CLIENT	Nikolakis, Ann				
PROJECT	Proposed Residential Development at Lower House Fold Farm, Trigg Lane, Heapey, Chorley, PR6 9BZ				
DRAWING	Plot 2 - Proposed House Type (4H2548)				
DRAWN	WA	DATE	06/04/23	NUMBER	22/105/P03
SCALE	1:100	SHEET	A2	REVISION	A



# ELEVATIONS



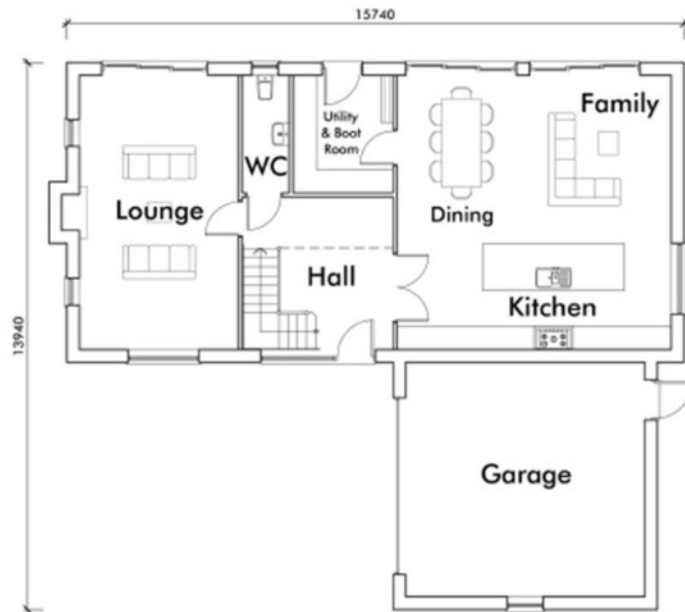
FRONT



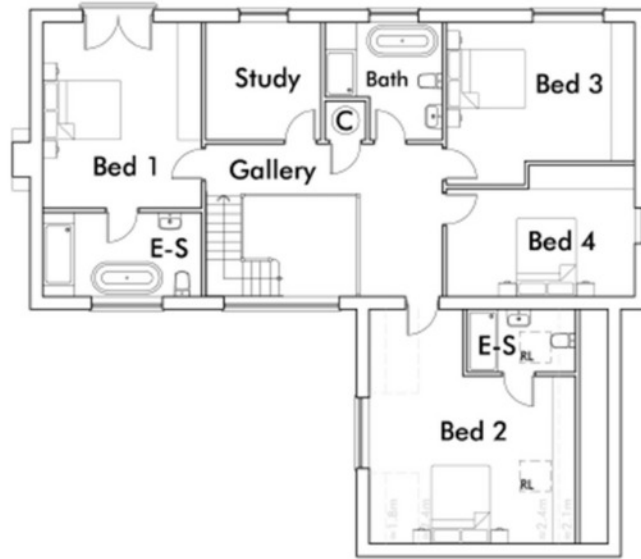
SIDE (R)



REAR



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE (L)

FLOOR AREAS  
 Ground Floor: 105.48m<sup>2</sup> / 1135ft<sup>2</sup>  
 First Floor: 138.62m<sup>2</sup> / 1492ft<sup>2</sup>  
 Total: 244.10m<sup>2</sup> / 2627ft<sup>2</sup>

VOLUME  
 Volume: 1019.07m<sup>3</sup>

Revision Notes:

A: Redesign of proposed house type following Local Authority feedback.

WA 06/04/23

CLIENT	Nikolakis, Ann				
PROJECT	Proposed Residential Development at Lower House Fold Farm, Trigg Lane, Heapey, Chorley, PR6 9BZ				
DRAWING	Plot 3 - Proposed House Type (4H2627)				
DRAWN	WA	DATE	06/04/23	NUMBER	22/105/P04
SCALE	1:100	SHEET	A2	REVISION	A



**LMP ARCHITECTS**

213 Preston Road, Whittle-la-Woods, Chorley, Lancashire, PR6 7PS  
 Telephone: 01237 261555 | Website: www.lmparchitects.co.uk  
 Trading name of Lenton Hargreaves Practice Ltd. Registered in England and Wales No. 5997973



# ELEVATIONS



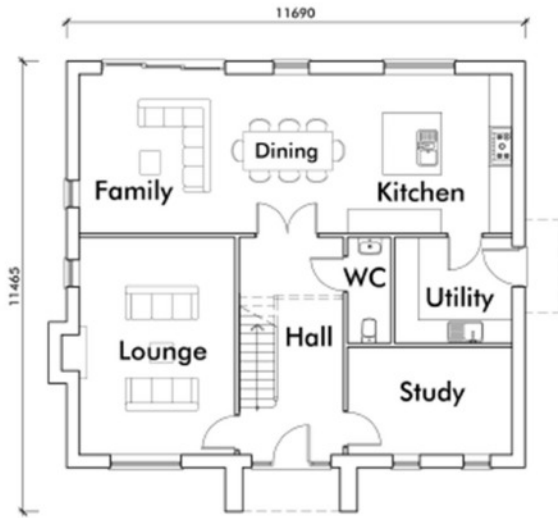
FRONT



SIDE (R)



REAR



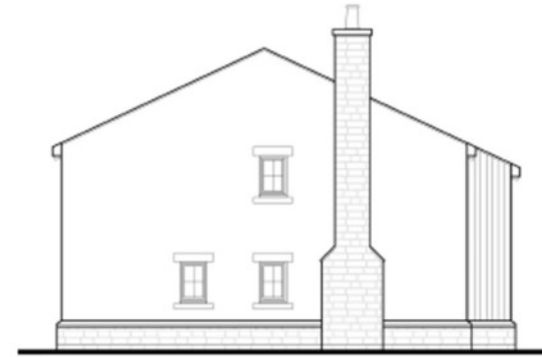
GROUND FLOOR PLAN

FLOOR AREAS  
 Ground Floor: 106.98m<sup>2</sup> / 1151ft<sup>2</sup>  
 First Floor: 95.19m<sup>2</sup> / 1025ft<sup>2</sup>  
 Total: 202.17m<sup>2</sup> / 2176ft<sup>2</sup>

VOLUME  
 Volume: 788.84m<sup>3</sup>



FIRST FLOOR PLAN



SIDE (L)



Revision Notes:

A: Amendments to proposed house type following Local Authority feedback.

WA 06/04/23

CLIENT	Nikalakis, Ann				
PROJECT	Proposed Residential Development at Lower House Fold Farm, Trigg Lane, Heapey, Chorley, PR6 9BZ				
DRAWING	Plot 4 - Proposed House Type (4H2176)				
DRAWN	WA	DATE	06/04/23	NUMBER	22/105/P05
SCALE	1:100	SHEET	A2	REVISION	A



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# Farmhouse - Proposed Plans

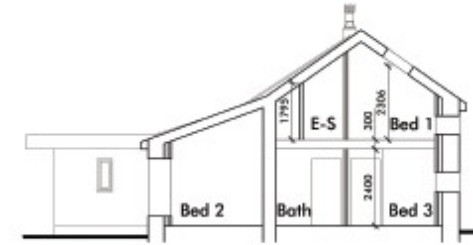
## ELEVATIONS



FRONT



SIDE (R)



SECTION A-A



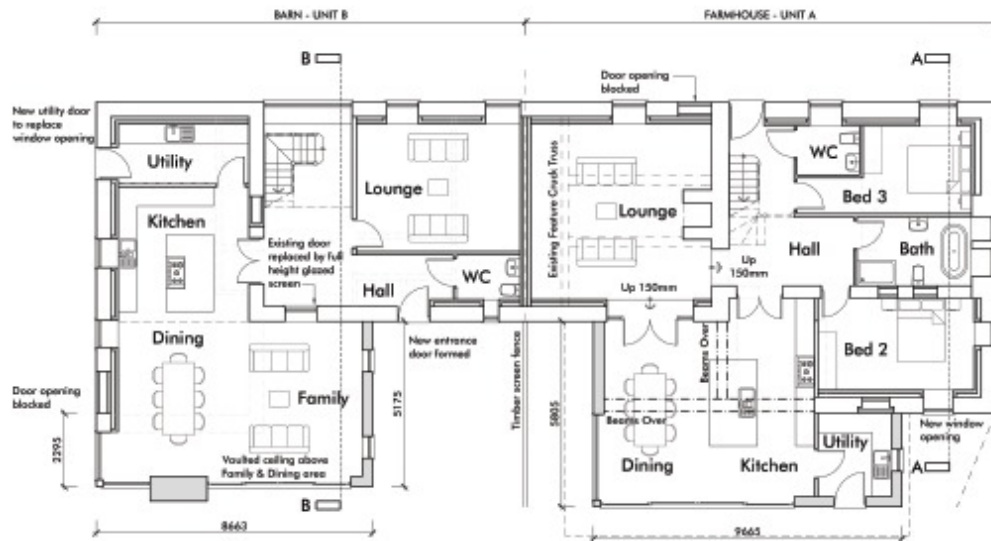
REAR



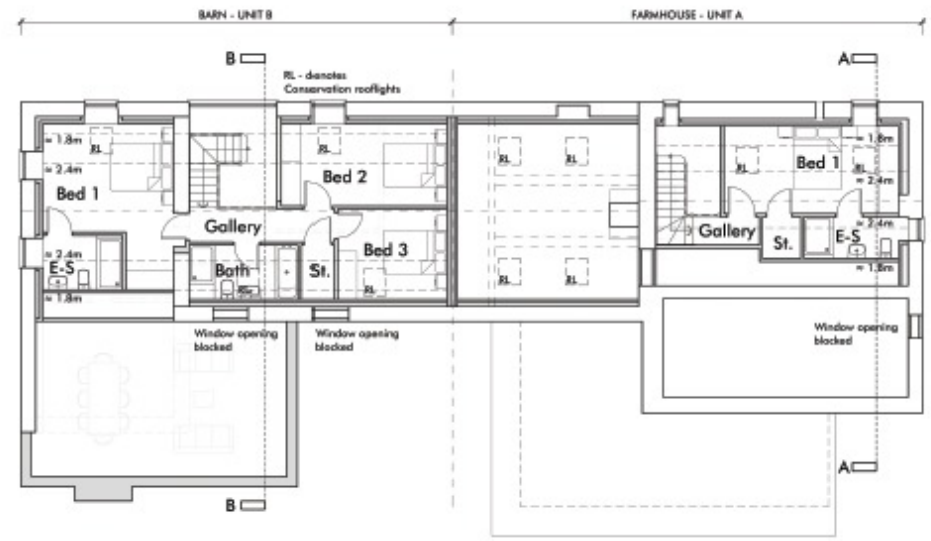
SIDE (L)



SECTION B-B



GROUND FLOOR PLAN



FIRST FLOOR PLAN

## **General Remarks and Stipulations Situation**

### **Local and Service Authorities**

Chorley Borough Council - <https://chorley.gov.uk/>

Tel: 01257 515151

Lancashire County Council, PO Box 78, County Hall, Fishergate, Preston PR1 8XJ

Tel: 0800 0530000

United Utilities (water supply) Tel: 0845 7462200

United Utilities (electricity supply) Tel:08001951452

### **Particulars of Sale**

The descriptive particulars (but not the Stipulations and Special Conditions of Sale) do not constitute, or constitute any part of any offer of contract and all Statements made herein are made without responsibility on the part of the Auctioneers or the Vendors. Any intending Purchaser should satisfy themselves as to their correctness. The Vendors do not make nor give and neither Athertons Ltd nor any person in their employment any authority to make or give to the purchaser any binding representation.

### **Sale Particulars and Plans**

The Plan and Quantities are based upon the latest available edition of the Ordnance Survey as revised by the Auctioneers. Such Plans and Quantities and these Particulars are believed to be correct but any error or omission or mis-statements shall not annul the sale nor entitle either part to compensation or in any circumstances give ground for any action at Law.

### **Walls Hedges and Fences**

The Purchaser of the property will be required to maintain in stockproof condition the walls, hedges and fences marked with a "T" on the side of the wall, hedge or fence to which it belongs. Where there is no wall, hedge or fence built or existing, or where the existing wall, hedge or fence is not in reasonable repair, then the Purchaser with a "T" marked on that side will be required to erect an adequate stockproof fence within three months of completion and thereafter maintain it in a stockproof condition.

### **Tenure and Possession**

The land is Freehold and Vacant Possession will be given on completion

### **Town Planning and Local Land Charges**

So far as the Vendor is aware the present use of the land is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning.

Each Lot is sold subject to all Local and Land Charges and any requirements enforceable by any Local or other Public Authority, and subject to all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other public Authority, and the Purchaser shall not be entitled to any compensation, indemnity or right of rescission in respect thereof.

### **Overhead Electricity and Telephone Lines and Underground Cables**

The Purchaser of the each Lot shall take it subject to such wayleaves as effects the same and where applicable wayleave rents shall be apportioned by the Vendor to the various Lots. The Purchaser of the Lots affected by the wayleaves shall be responsible to notify the appropriate authorities of their interest.

### **Rights and Easements**

The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage any other pipelines through, over or under any part, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or construction in connection with such rights.

### **Disputes**

Should any dispute arise before or after the date fixed for Completion between the Purchasers or between the Vendor and the purchaser as to the interpretation of the Particulars of any matter whatsoever arising therefrom or thereout that matter in dispute should be referred to the arbitration of John Atherton of Athertons Ltd whose decision shall be final and binding on the parties in dispute.

### **Order of Sale**

The Vendor reserves the right to sell the land as a whole or any Lot or part of it before the Tender date, to alter the order of sale, to amalgamate or divide the Lots or withdraw the whole or any Lot or Lots, without declaring the reserve price.

### **Stewardship**

The land is not in stewardship.

### **Sporting Rights**

The sporting rights are in hand and included in the sale of each lot.

### **Mines and Mineral Rights**

Are included in the sale.

### **Money Laundering Regulations**

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on prospective purchasers prior to any offer being accepted. Any intending prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before submitting a tender.

The successful purchaser will be required by us to lodge an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)



To view the planning application please open your smart phone camera app, scan the below QR code and follow the link

