

For Sale by Private Treaty

Outline planning permission for 4no. detached dwellings at Jack Green Farm, Oram Road, Brindle



P Wilson & Company
Chartered Surveyors



The opportunity to acquire a substantial plot (0.27 hectares) with the benefit of Outline Planning Consent (all matters reserved) for the erection of 4 no. detached dwellings situated at Jack Green Farm, Oram Road, Brindle



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Location & Direction

Jack Green Farm is situated in the highly sought after area of east Preston near to the favoured villages of Brindle and Hoghton.

The location offers the perfect blend of rural living and the convenience of easy access to the motorway network (M6/M61/M65) within 5 miles and the railway stations of Preston (6 miles) and Bamber Bridge (3.5 miles). The situation of the property is more particularly shown on the location plan on the reverse of these sales particulars.

Description

A substantial plot (0.27 hectares) with the benefit of outline planning permission for the demolition of existing building and erection of four dwellings, with all matters reserved. The planning permission was granted by Chorley Borough Council at the committee meeting held on the 15th October 2024 under reference 24/00659/OUT.

The planning approval is subject to the completion of an agreement under Section 106 of the Town and County Planning Act 1990. A levy of £134 per dwelling (£536 in total) is payable to the Council on the commencement of the development.

The area shown coloured green on the sale plan is at subject to a planning condition requiring the removal of all structures. The creation of a landscape scheme (grass and wild flower). The landscape scheme is to be submitted and approved by Chorley Borough Council.

The vendors will either discharge this planning condition themselves or permit the purchaser access to the area coloured green and to discharge the condition on terms to be agreed.

Boundaries

The purchaser will be responsible to construct and therefore maintain a new boundary (specification to be agreed) between the points A-B-C-D shown on the sale plan.

Restriction

To protect the vendor's retained property the area of land shown coloured yellow on the sale plan will not be built on save for garden area and garden structures (summer house, shed etc). The term of this restriction to be agreed.

Tenure

The property is offered freehold and with vacant possession.

Access

Access is directly off the public highway (Oram Road).

Rights of Way, Easement & Wayleaves

The property is sold with the benefit of, and subject to all existing rights of way, covenants, easements and wayleaves and the like.

Method of Sale

Private treaty and as a whole.

Guide Price

Offers in the region of £1.2 million are sought for the property.

Viewings and Health and Safety

Viewings are strictly by prior appointment only and prospective purchasers should contact the selling agent to arrange a viewing of the property.

Health & Safety

Prospective purchasers are respectively reminded that they should take all reasonable precautions and observe necessary health and safety procedures in doing so. The vendors for themselves and P Wilson & Company as their agents accept no liability for any health and safety issue arising out of the viewing of the property.

Enquiries

All enquiries should be direct to Robert Harrison at P Wilson & Company on 01772 882277 rob.harrison@pwcsurveyors.co.uk



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