BEN ROSE

Library Road, Clayton-Le-Woods, Chorley

Offers Over £1,299,995

Ben Rose Estate Agents are pleased to present to market this exceptional residential development opportunity extending to approximately 1.7 acres, situated in a sought-after semi-rural position on Back Lane in Clayton-Le-Woods. Set at the end of an access track, the site offers an exciting opportunity for developers, with the proposed development providing 10 dwellings in total, comprising eight detached properties and two semi-detached dwellings.

The site benefits from Permission in Principle for the construction of up to seven detached dwellings, whilst the sale also includes two existing buildings with full planning permission for conversion into three residential dwellings. This established planning position significantly enhances the overall development opportunity, with the larger existing building benefiting from permission to be converted into two semi-detached homes, alongside the additional building providing a further residential dwelling.

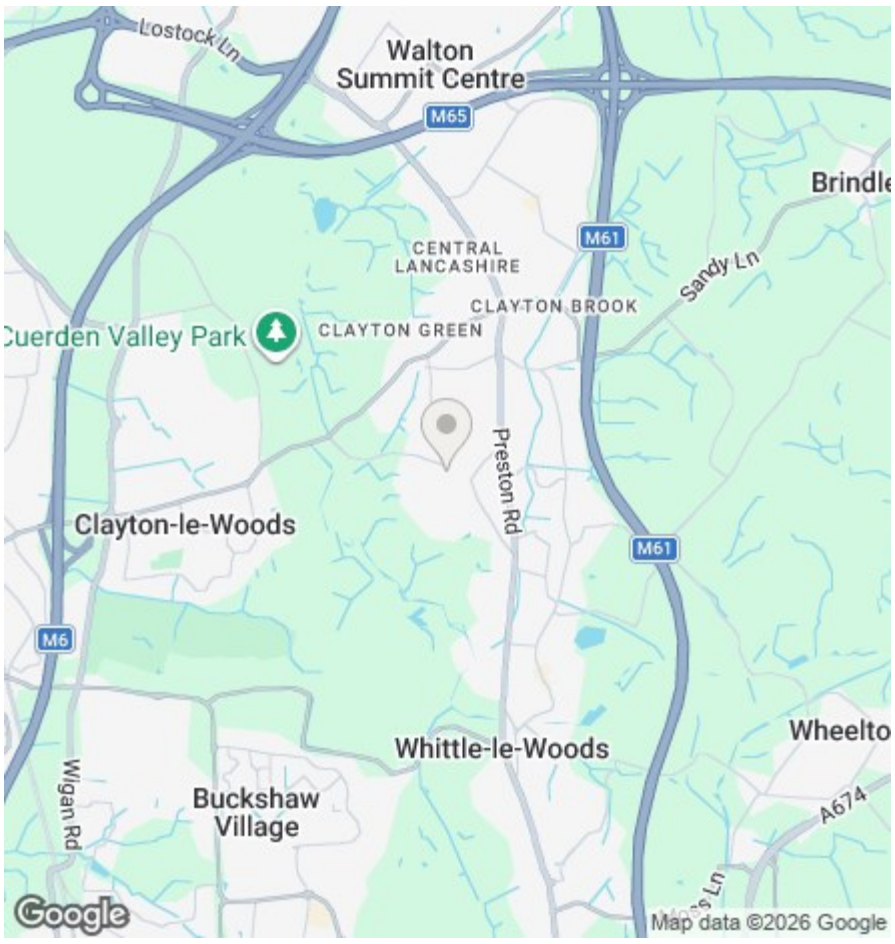
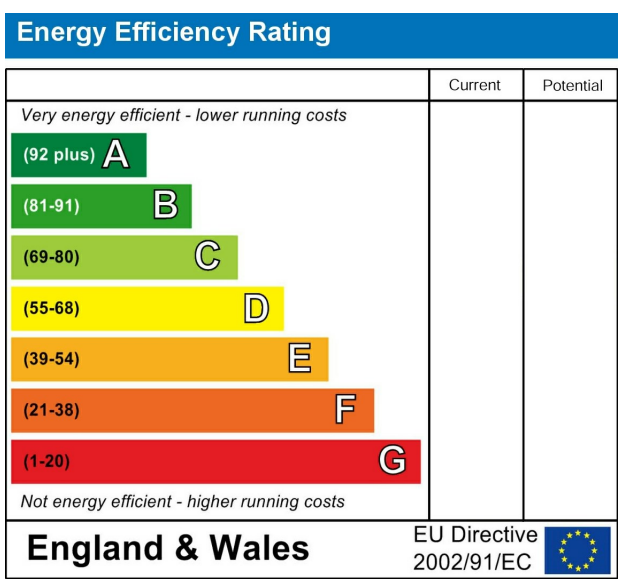
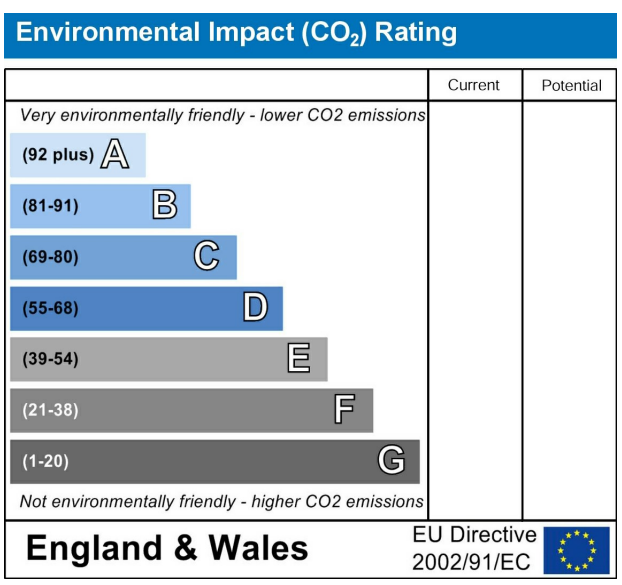
The existing farmhouse is being retained and is not included within the sale, although it may be available via separate negotiation, providing a further potential opportunity for interested parties. The land included within the sale is outlined in red on the accompanying plans and benefits from an established planning history, including previous permissions relating to the replacement of the farmhouse and the conversion of existing barns and agricultural buildings.

Conveniently positioned for access to Clayton-Le-Woods, Chorley and Leyland, the site is within easy reach of a range of local amenities, schools, shops and public transport links, whilst also benefiting from the surrounding countryside and nearby Cuerden Valley. Excellent transport connections provide access to the M6, M61 and wider North West motorway network, making the location particularly attractive to future purchasers.

This is a rare opportunity to acquire a substantial development site with the potential for 10 dwellings in total, including eight detached and two semi-detached properties, with planning already in place for the conversion of the two existing buildings. Further information can be found on the Chorley Council website using the planning reference below.

Planning Reference: 26/00123/PIP

0m 10m 20m 30m 40m 50m 60m 70m 80m
1 : 500
Site Boundary
Existing buildings retained
Proposed new dwellings and garages
N
2 floors 2360sqft
2 floors 710sqft
2 floors 1746sqft
2456sqft total
FB
Lower Wood End
Issues
EXISTING GATE
Tank
Hill Cr
ck Lane
56
62
43
49
46
Blackthorn Croft
41
37
10
Rev. Description By Date
Project
Lower Wood End Farm
Off Back Lane
Clayton-le-Woods
Chorley, Lancashire.
PR6 7EX
Drawing Title
Proposed Block Plan
Drawing No.
Roberts/03
Rev.
1. Figured dimensions to be followed in preference to scale.
2. All dimensions to be checked on site prior to the commencement of any work. Any discrepancies to be reported immediatly & resolved prior to work commencing
3. This drawing is the copyright of Mr Paul Erskine and may not be copied or used without prior consent
Drawn by
P.E.
Scale
1:500@A2
Date
Nov. '25

BEN ROSE

We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.