

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH RESOLUTION TO GRANT OUTLINE PLANNING PERMISSION FOR UP TO 65 DWELLINGS

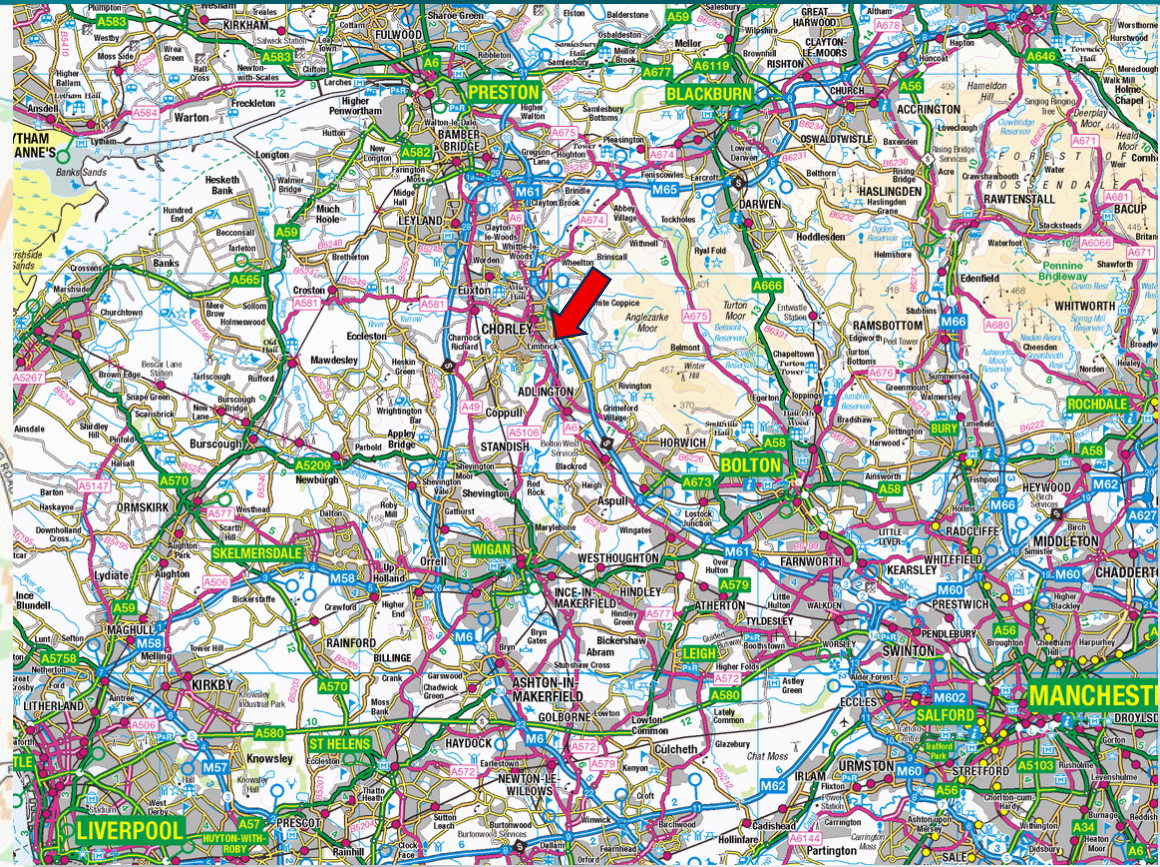
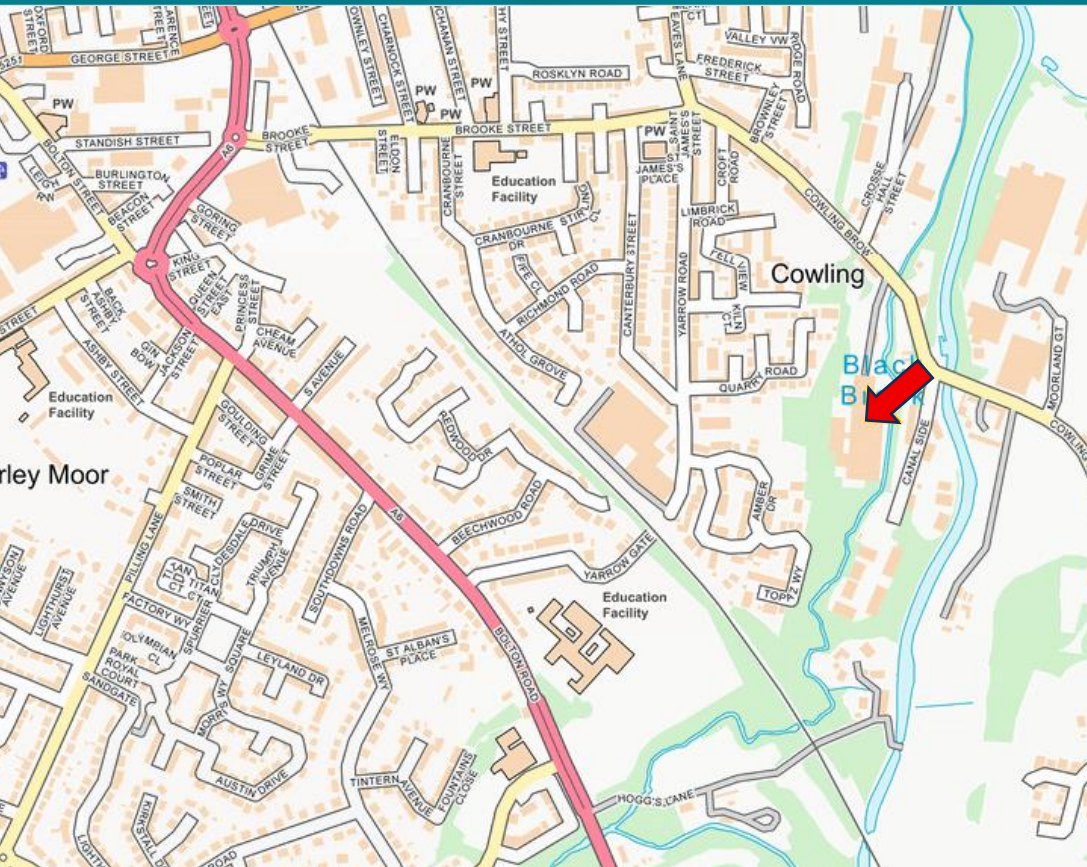
SUMMARY:

- 4.5 Acres (1.83 hectares)
- Brownfield site
- Previously accommodating a cotton mill, the building has since been demolished
- Outline planning permission granted for the erection of up to 65 dwellings
- Approx 1km east of Chorley Town Centre
- Motorway access to J8 of the M61 located 2 miles north east.
- Finance may be available



COWLING MILL, COWLING BROW, CHORLEY, LANCASHIRE PR6 0QG

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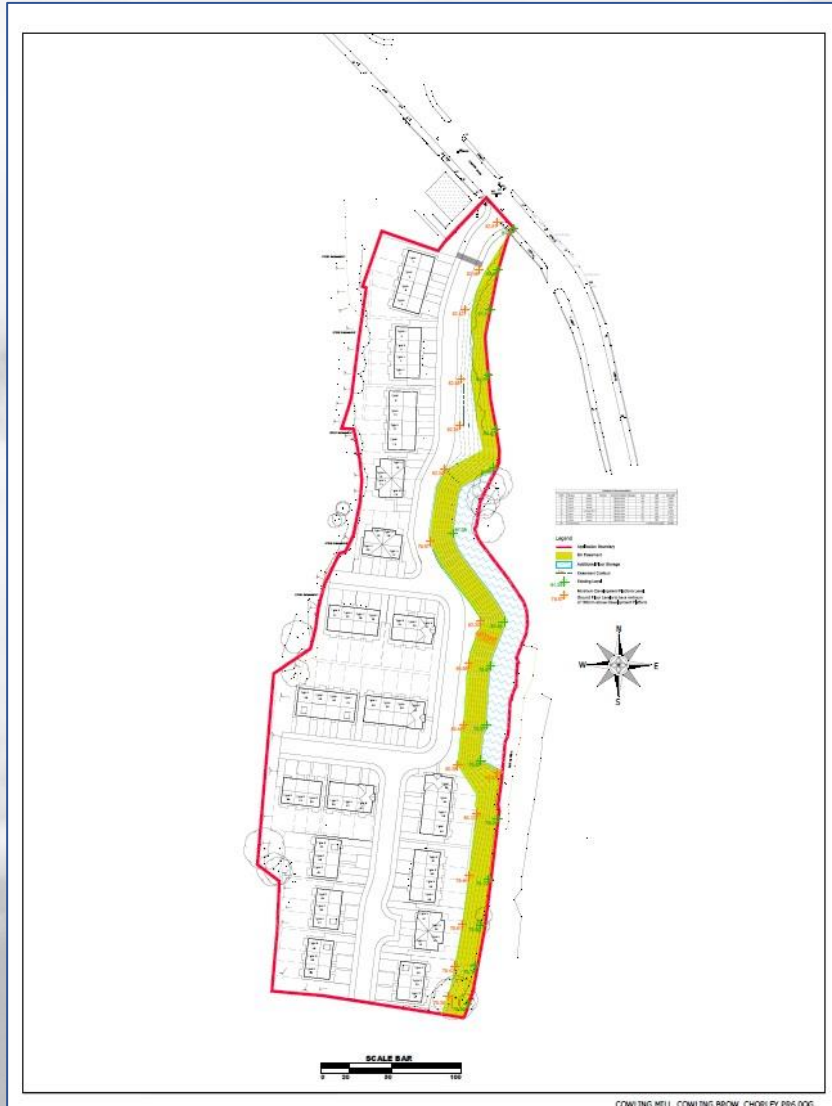
LOCATION

The site is situated on the south side of Cowling Brow located on the eastern edge of Chorley, approximately 1km east of the town centre.

The Site is accessible via several surrounding roads within 1km, including motorway access to J8 of the M61 located 2 miles north east. Nearby transportation infrastructure includes Chorley Interchange bus station 1km north west, and several railway stations including Chorley Station which is 1km north west.

The nearest hospital is Chorley and South Ribble District Hospital, located 2.5 km north west of the Site. Schools within proximity include Albany Academy, a secondary school located 0.4km from the site.

Indicative Site Layout



Location Plan



*Blue edge: Title being sold

*Red edge: Application boundary

THE SITE

The brownfield site spans an area of approximately 4.5 acres (1.83 hectares) and is generally curving along the boundaries. Previously accommodating a cotton mill, the building has since been demolished.

The site slightly slopes, descending from the northwest to the south. There is also an electricity distribution building located at the west edge.

PLANNING

The site has a Resolution to Grant Outline Planning Permission following committee meeting on 10 June 2025, for the erection of up to 65 dwellings with all matters reserved, save for access.

The application documents can be viewed via Chorley Borough Council's planning portal using planning application reference 14/00500/OUTMAJ.

This site is identified as being located in a sustainable location near schools and healthcare and the district of Chorley face a housing land supply shortfall, with only a 2.86-year supply.

Our clients planning consultants are Eden Planning, should interested parties want to discuss planning matters with Eden Planning it should be noted that they are retained by our client for any planning queries, the contact details provided on the final page of the brochure.

Community Infrastructure Levy & S106

CIL: Chorley Borough Council is a CIL Charging Authority



Affordable Housing

The scheme requires a 30% on-site affordable housing provision.

S106

The S106 is currently in draft and the following contributions are being agreed:

Typology	Commuted Sum	Total for up to 65 Dwellings
Amenity Greenspace	£45,500	£45,500
Provision for children/young people	£134 per dwelling	Up to £8,710
Natural / semi-natural	£557 per dwelling	Up to £36,205
Allotments	£15 per dwelling	Up to £975
Playing Pitches	£1,599 per dwelling	Up to £103,935
Total		Up to £195,325

SITE CONSTRAINTS

Flood Risk

The Site is affected by flood zones: a section to the southwest of the site falls within flood zone 2, and part of the southeast section is within flood zone 3. Flood Risk Assessments have been produced with flood alleviation strategies proposed for the development. There are also surface water flood risks, with varying risks from low to high across different sub-areas. The drainage technical note available with a full strategy comprising a solution of raising the site levels and on site attenuation.

Biodiversity Net Gain (BNG)

It is anticipated that BNG is to be revisited as part of any Reserved Matters application, however the latest metric suggested the need for an additional 3.6 credits.



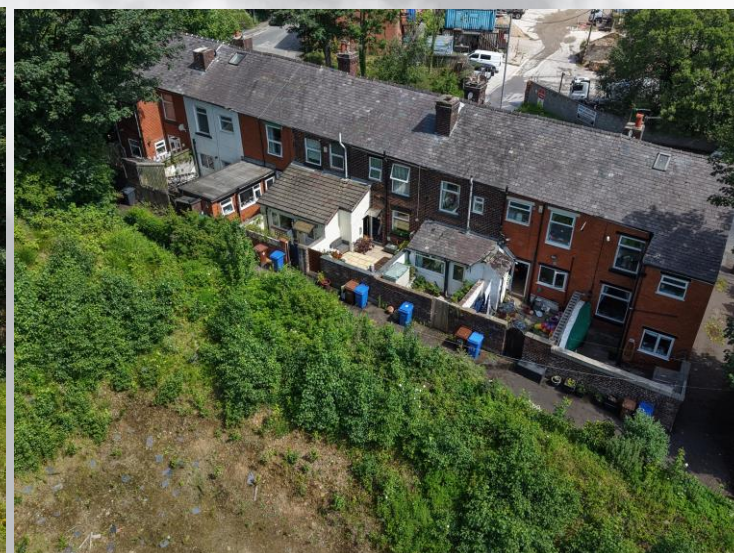
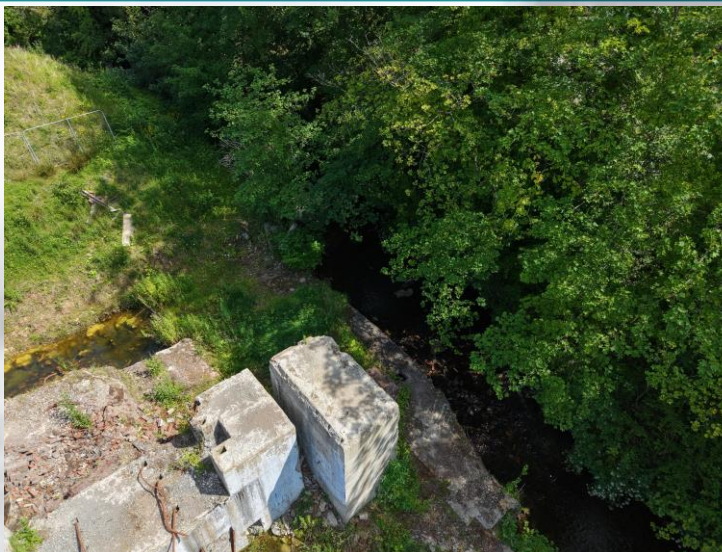
OFFERS

Offers are invited on a conditional and unconditional basis, price on application.

This is an informal tender process and our client reserves the right to not accept the highest, or any offer.

AML

The selected purchaser will be required to provide all standard Anti Money Laundering documentation.



DATA ROOM

A data room is available containing planning, technical and title information.

Please request access from WT Gunson. Surveys available are:

- BNG Assessment
- Phase 1 Environmental
- Flood Risk Assessment
- Flood Risk Sequential and Exception Tests
- Arboricultural Assessment
- Bat Mitigation Survey
- Ecological Assessment

VAT

TBC

FINANCE

Finance may be available – further details on request.

VIEWING

On site viewings can be arranged by appointment only.

CONTACT

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