

# Land Adjacent to Blainscough Hall, Coppull Lancashire, PR7 5HT

Excellent Residential Development Opportunity

Land owned by two private landowners

Gross Developable Area of circa 5.51 Hectares  
(13.71 acres) gross.

Technical Pack Available

Outline Planning Approval granted via a  
successful planning appeal decision for 123  
dwellings including 30% affordable housing



## The Property

A significant development opportunity has become available in Coppull, Chorley. The property has the benefit of an outline planning consent for 123 residential dwellings granted via a recent successful appeal decision.

The property consists of two irregular shaped fields that are currently used for agricultural purposes. The property is owned by two private land owners who have entered into a collaboration agreement.

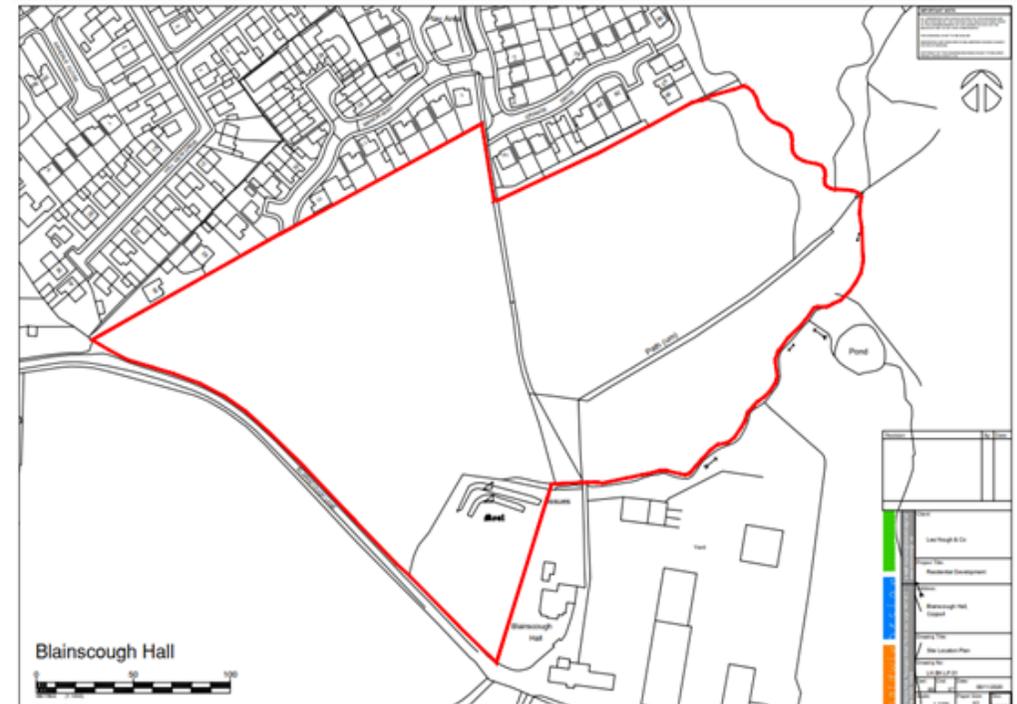
The property for disposal extends to 5.51 hectares (13.59 acres) gross and netting to circa 3.20net developable hectares (7.90 acres) excluding open space and green space corridors.

The property will be sold as a whole, freehold and with vacant possession.

Offers are being invited on an informal tender basis. Offers on a conditional and unconditional basis will be considered.

Interested parties are being asked to initially register their interest with Gemma Murray at Lea Hough & Co. Subsequent to registration a link to the data room will be provided.

The data room contains amongst other items a suite of relevant technical and planning reports and surveys but does not include a Phase II Intrusive Site Investigation Report.



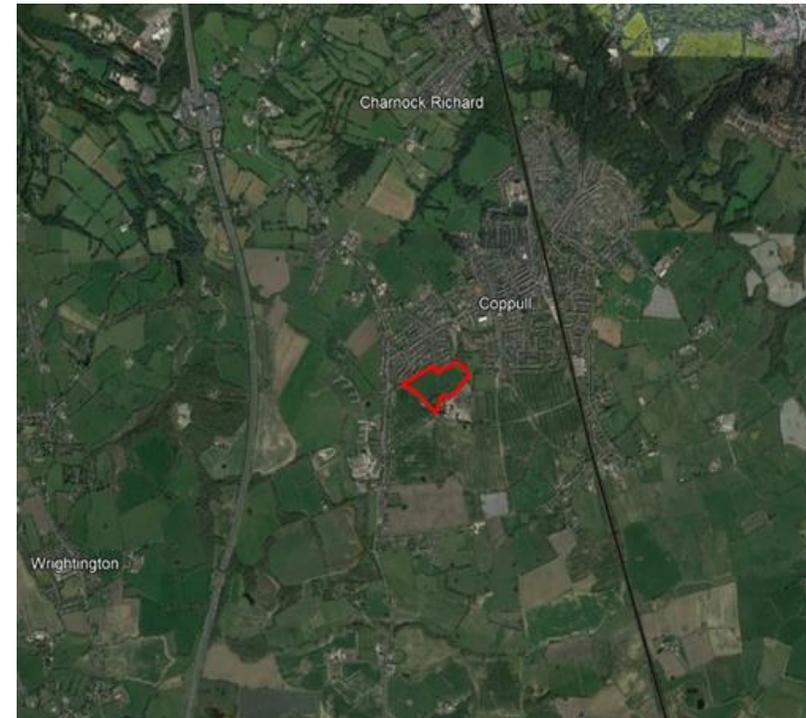
## Location

The property is situated on the south side of the settlement of Coppull, Chorley, Lancashire and is comprised of two irregular shaped parcels of greenfield land. The land is currently used for and has been historically used agricultural purposes.

The site is generally flat with a gentle fall from west to east. The site is bound by Blainscough Lane to the south which leads to Blainscough Hall and the employment site which is in active use. Site access will be from Grange Drive. Access for construction traffic can be taken from Blainscough Lane.

The site is characterised by mature trees and woodland on the western, southern and eastern boundaries. The southern and eastern boundaries roughly follow the line of Tanyard Brook. There are tree preservation orders on a group of trees outside of the red edge of the property on the southern boundary. To the east of the site is a Local Nature Reserve.

To the north of the site is an existing residential estate which secured planning consent in 2000.



## Infrastructure

The location is served by the village centre of Coppull where local amenities, services and facilities can be found along Spendmore Lane. The location is well served by Springfield Leisure Centre just off Spendmore Lane in Springfield Road north. The property is a short distance from the A49 which leads north to Chorley and Preston, with junction 29 of the M6 a 15 minute drive away. Heading south on the A49 towards Wigan, junction 27 of the M6 is a 10 minute drive.

The nearest train station is circa 3.8 miles north at Euxton and there are 2 bus stops located within 300m of the property.

## Planning

The property has the benefit of an outline planning consent for 123 dwellings with associated public open space and 30% affordable housing granted via a successful appeal decision dated 3<sup>rd</sup> February 2022.

The property is classified as safeguarded land (Blainscough Hall – BNE36) designated under policy BNE3 of the Chorley Local Plan. The property was identified as a suitable housing allocation in the emerging Central Lancashire Local Plan.

All matters are reserved except for access. Site access is from Grange Drive.

There is a signed S.106 agreement in the data room which outlines the financial contributions and the delivery of affordable housing.

## Access

The subject site will be served from Grange Drive. All matters are reserved except for access which is approved as per drawing 2385-F01 (see transport assessment) and will serve the development of 123 dwellings.

The parameters plan and illustrative masterplan, which are indicative only, show an additional access to the east from Grange Drive. Grange Drive is adopted, however, the strip between the adopted highway and the subject site is in private ownership.

Within the data room is the relevant title information for this land. It is optional for bidders if they want to take account of the additional access and must satisfy themselves that the requisite means are available to do so.



## Appeal Decision

Inquiry Held on 11- 14 October 2021

Site visit made on 14 October 2021

by **Helen B Hockenull BA (Hons) B.PI MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 3<sup>rd</sup> February 2022

**Appeal Ref: APP/D2320/W/21/3275691**

**Land adjacent to Blainscough Hall, Blainscough Lane, Coppull, Chorley**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Lea Hough and Co LLP against the decision of Chorley Borough Council.
- The application Ref 20/01399/OUTMAJ, dated 23 December 2020, was refused by notice dated 13 April 2021.
- The development proposed is the erection of up to 123 dwellings (including 30% affordable housing) with public open space provision, structural planting and landscaping and vehicular access points from Grange Drive.

## Decision

1. The appeal is allowed, and planning permission is granted for the erection of up to 123 dwellings (including 30% affordable housing) with public open space provision, structural planting and landscaping and vehicular access points from Grange Drive on land adjacent to Blainscough Hall, Blainscough Lane, Coppull, Chorley in accordance with the terms of the application, Ref 20/01399/OUTMAJ, dated 23 December 2020, subject to the conditions in the attached schedule.

## List of available technical information

1. Marketing Particulars
2. Offer Form
3. Topographical Survey - CAD
4. Topographical Survey – PDF Sheet 1
5. Topographical Survey – PDF Sheet 2
6. Air Quality Screening Assessment
7. Appeal Decision
8. Blainscough Works CIS December 2020
9. Design & Access Statement
10. Design & Access Statement Part 1
11. Design & Access Statement Part 2
12. Despatch Cover Letter
13. EIA Screening Opinion Report
14. Energy Statement
15. Flood Risk Assessment
16. Grange Drive East Access Title

## List of available technical information

17. Great Crested Newt Survey
18. Highways Adoption Plan
19. Illustrative Masterplan
20. Mineral Resource Assessment
21. Noise Exposure Assessment
22. Parameters Plan
23. Phase 1 – Geo Environmental Study
24. Planning Statement
25. Preliminary Arboricultural Impact Assessment
26. Preliminary Ecological Appraisal
27. Proposed Site Access Plan
28. S.106 Agreement
29. Site Location Plan – PDF
30. Site Location Plan - CAD
31. Transport Assessment Addendum
32. Transport Assessment and Travel Plan
33. List of Supporting Documents

## Method of Sale

Informal tenders are invited on a conditional or unconditional basis. Bidders are requested to provide a layout and complete the offer form provided in the data room which will allow bidders to provide a summary of their approach to the scheme.

The site will be sold as a whole, freehold and with vacant possession.

## S.106

A copy of the signed S.106 agreement is in the data room.

## Affordable Housing

30% on-site affordable housing requirement, tenure split to be agreed.

## Legal Costs

We are requesting that the preferred developer pay the vendor's reasonable legal fees.

## Data Room

A suite of technical information is available in the data room. Interested parties are asked to register their interest in the site by contacting Lea Hough at the Euxton office via [gemma.murray@leahough.co.uk](mailto:gemma.murray@leahough.co.uk). A link to the data room will then be issued to interested parties.

## Viewing Arrangements

Please contact Phil Mussell on 07851 246076 or [phillip.mussell@leahough.co.uk](mailto:phillip.mussell@leahough.co.uk) to make the necessary access arrangements. There are public rights of way that cross the site and the site is visible from these paths.

## Offer Date

All offers are to be submitted by noon Friday 6<sup>th</sup> May.

OFFERS ARE TO BE SUBMITTED BY EMAIL TO

[phillip.mussell@leahough.co.uk](mailto:phillip.mussell@leahough.co.uk) and [richard.bailey@leahough.co.uk](mailto:richard.bailey@leahough.co.uk)

We request that offers are accompanied with a layout, accommodation schedule and a statement of the bidders approach to the scheme. The offer form in the data room will provide an opportunity to provide further details.

## VAT

The property is not subject to VAT

# Misdescription Act

Misrepresentations Act 1967 Consumer Protection from Unfair Trading Regulations 2008 Business Protection from Misleading Advertising Regulations 2008

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**SUBJECT TO CONTRACT**

LeaHough

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