

Development Clawback Opportunity at The
Laurels Charnock Richard, **Chorley PR7
5LE**

FOR SALE Upon instructions of the
Joint Liquidators

**THE BENEFIT OF A DEVELOPMENT CLAWBACK
DEED WITH POTENTIAL FOR OVERAGE PAYMENTS
TO BE TRIGGERED IN THE FUTURE**

CONTACTS

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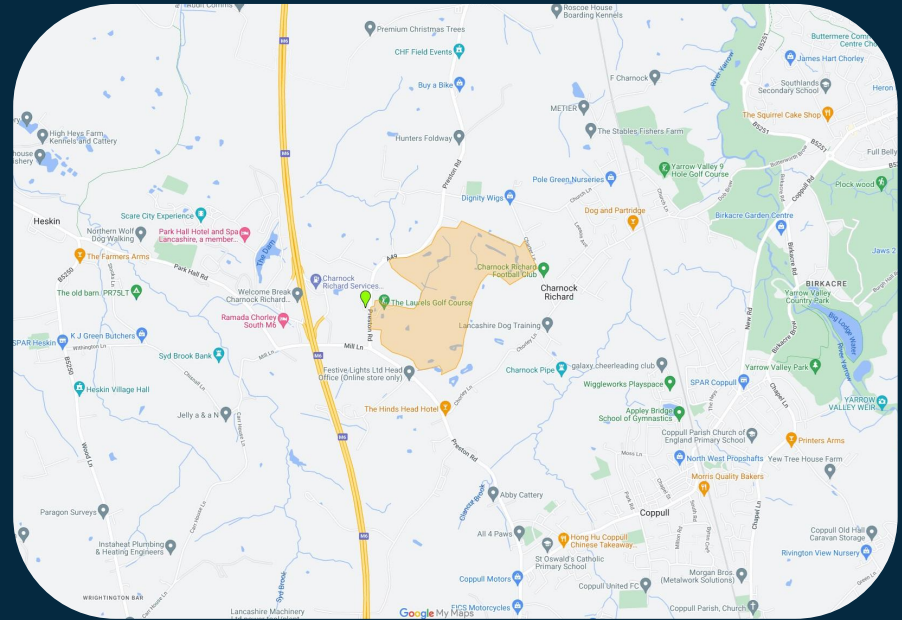
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KEY CONSIDERATIONS

- Benefit of a development clawback deed
- Held over Titles LAN143434 and LAN 56993
- Currently in use as a golf course and leisure/restaurant facility
- Area of combined titles is 33.59 Hectares (83.01 Acres)
- Located on the outskirts of Charnock Richard and close to the M6
- There is potential for an overage payment to be made for 20 years from 2017
- Best offers target date 28th March 2025



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Charnock Richard, **Chorley PR7 5LE**

LOCATION

The titles to which the deed refer comprise two plots of land that sit adjacent to the A49, approximately 2.25 miles southwest of Chorley town centre. They form the site of the Laurels, a golf and leisure facility (<https://thelaurelsatcharnock.co.uk/>).

DESCRIPTION

The Liquidators are appointed in respect of Latics Realisations Limited (Company Number 00270043), who are the beneficiary of a Development Clawback Deed dated 3rd March 2017. The Deed refers to Titles LAN143434 and LAN 56993.

There is potential for an overage payment to be made for 20 years from the date of the Deed upon the grant of planning permission on the whole, or any part for residential or commercial buildings. A copy of the Deed is available on request and interested parties should obtain their own independent advice as to the interpretation of the Deed.

PLANNING

The property comprised in the Titles is considered to have development potential for a variety of uses subject to obtaining the necessary consents.

Interested Parties should obtain their own independent advice and consult direct with the Local Planning Office:

W: <https://chorley.gov.uk/planning>

E: dcon@chorley.gov.uk

T: 01257 515151.

BID TERMS

The target date for Interested parties to submit their offer is no later than 17:00 on 28th March 2025.

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

VAT

All figures quoted are exclusive of VAT.

PRICE

Offers invited.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

N/A

Our client reserves the right not to accept the highest or indeed any offer received.

CONTACT US TO ENQUIRE



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