

FOR SALE

The Former Chapel and Sunday School Chapel Lane, Hoghton, Preston



- Planning and Listed Building Consent granted for the conversion of each building to a separate residential dwelling
- Quiet rural location yet within 3 miles of M65 Junction 3

SITUATION AND DESCRIPTION

The Chapel is a Grade II Listed Building, built predominantly of stone under a slate roof. A date stone to the front of the Chapel indicates its age as 1794. The Sunday School is a more recent building of rendered main walls under a ridge roof clad in slate. The buildings lie in relatively open countryside between Blackburn and Preston on the north side of Hoghton Tower. The property fronts Chapel Lane, a cul-de-sac and adopted public highway.

The Chapel adjoins a traditional Farmhouse and fronts the public highway immediately north west of the Chapel Lane railway bridge.

DIRECTIONS

To reach the property from either Blackburn or Preston, from the A675 Blackburn to Preston southerly main road from Gregson Lane continue towards Blackburn, past Hoghton Post Office over the railway bridge, take the second left into Chapel Lane, continue for approximately three-quarters of a mile and the Chapel will be found on the left hand side of the road just over the railway bridge. Reference Lancashire Ordnance Survey Street Atlas page 98, grid square 2E.

Planning/Listed Building Permissions

The Chapel

Planning Permission and Listed Building Consent granted 6th February 2008, reference numbers Planning Application 07/01384/FUL and Listed Building Consent reference number 07/01385/LBC.

The full text of the Consents and detailed floor plans can be inspected at the agents offices or alternatively a full plan pack purchased for the sum of £15.00. The proposed residential accommodation provided within the Chapel comprises:

Large open plan living area within the original Chapel – the full height of the Chapel remaining open from existing floor to ceiling. Enclosed study and cloakroom/W.C. under the east balcony, kitchen, bedroom three with en-suite shower room off.

First Floor:

Master bedroom with four piece en-suite – east balcony. Second bedroom with four piece en-suite within the north balcony – gross internal floor area after conversion 157 square metres – 1,690 square feet.

Outside

There is a relatively limited allocated amenity space which will be included in the sale of the Chapel – to the rear as shown on the attached site plan.

Sunday School

Planning and Listed Building Consent issued 6th February 2008 being reference numbers Planning Permission 07/01386/FUL, Listed Building Consent 07/01387/LBC.

The proposed accommodation for which planning permission has been obtained comprises ground floor, entrance hall with cloakroom/W.C. off, lounge, dining room, kitchen, utility room.

First Floor: Master Bedroom with en-suite shower room/W.C. and walk-in dressing room, two further bedrooms, one with en-suite shower and W.C., family bathroom/W.C. – gross internal floor area after conversion 122.19 square metres (1,314 square feet).

Outside

Small amenity/bin store area to the north side.

Planning Conditions

The full list of planning conditions relating to each of the two conversion projects can be viewed at the agents' offices. Please note a number of conditions require to be met by the planning authority before any development works can commence on site. In particular:

- 1 Full details of the treatment of all proposed windows and doors shall be submitted and approved by the planning authority.
- 2 No works shall take place until the developer has secured the implementation of a programme of building recording and analysis.
- 3 Full details of the height and appearance of all railings to be erected around the amenity areas shall be submitted to and approved by the planning authority.
- 4 Full details of the colour, form and texture of all hard ground surfacing materials to the proposed amenity area have been submitted to and approved in writing by the local planning authority.
- 5 Before development commences the recommendations in the Bat Survey Report should be carried out, then submitted to and agreed in writing with the local planning authority (a full text of the preliminary Bat Survey is available for inspection at the agents' offices).

SERVICES AND RIGHTS OF WAY

- 1 The churchyard including the burial ground which is still in use is excluded from the sale of the two buildings. Purchasers will be granted pedestrian rights of access to the buildings through the churchyard and the right to lay and thereafter maintain services through the churchyard.

Water

Mains water is understood to be available within the public highway.

Mains electricity

Mains electricity is currently connected but is likely to require upgrading.

Drainage

Proposed foul drainage from the two buildings is to be to a mini-sewerage treatment plant to be located within the north-west corner of the churchyard. The developers of both buildings will be expected to enter into a legally binding agreement to provide and maintain this facility for their mutual benefit.

General Information

Freehold and free from Chief Rent.

Roads

Chapel Lane is understood to be made up and adopted by the local authority.

VIEWING

By appointment with the selling agents.

For Sale by Informal Tender

Offers in excess of £100,000 per building to be submitted on the attached Form of Offer

Notes: (1) The developer(s) of both the Chapel and Sunday School will be under a planning obligation to pay to the Local Planning Authority upon commencement of development the sum of £2,399 per dwelling as a contribution to off-site recreation facilities (a Section 106 Planning Agreement applies).

(2) The developer of the Sunday School needs to be aware of the need to comply with the terms of "The Party Wall Act 1996" with regard to the east wall of the Sunday School which is the boundary to the adjoining property - 101 Chapel Lane.