



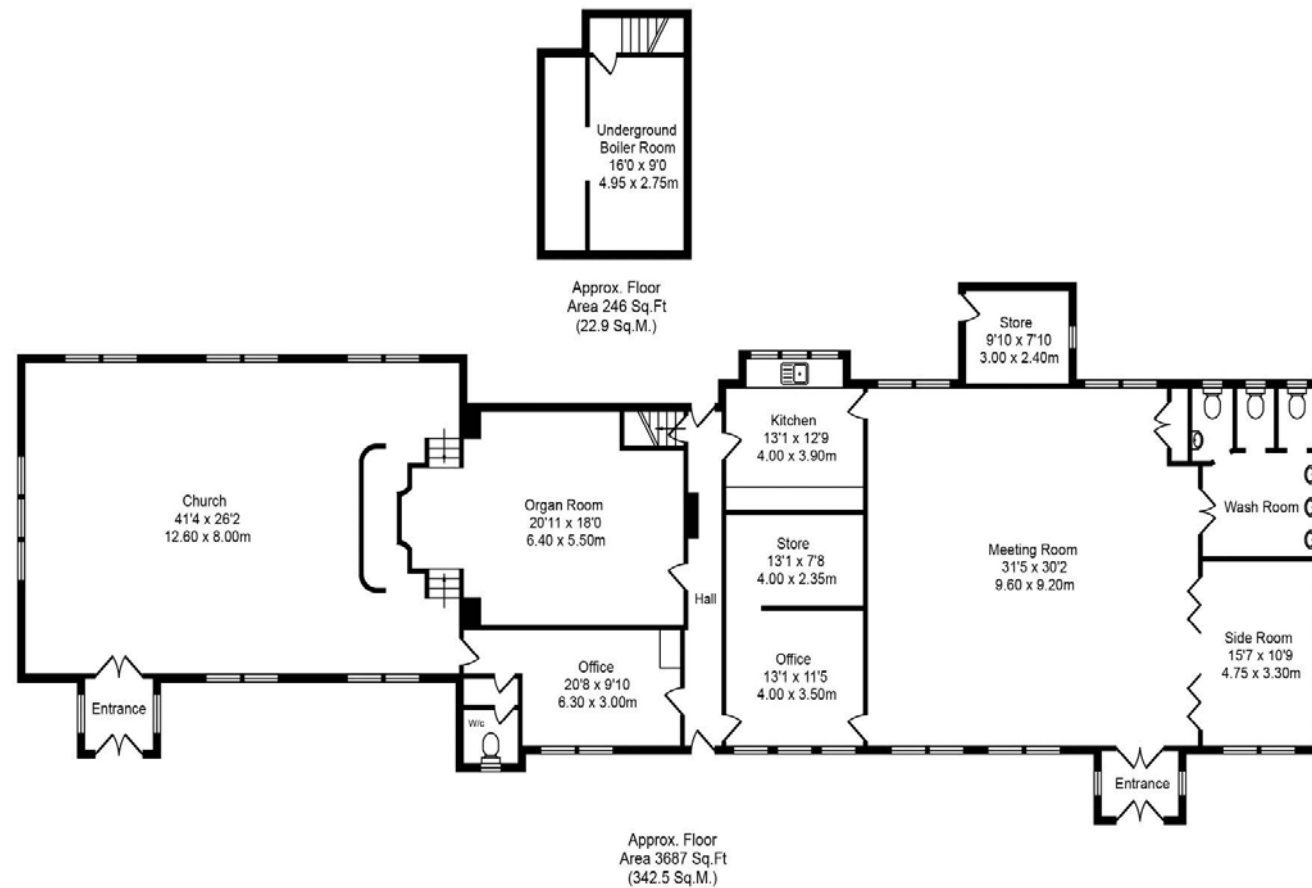
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ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 3933 Sq.ft. (365.4 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Moss House Lane, Much Hoole

A&P

Arnold and Phillips are delighted to present a diverse opportunity for renovation or development potential along the charming Moss House Lane in Much Hoole. This remarkable site is home to a former Methodist chapel, a significant local landmark steeped in history dating back to the early 19th century. Nestled amidst the tranquillity of rolling open countryside, this unique property promises the perfect blend of heritage and potential, all set within a picturesque semi-rural location. With full planning permission granted for the creation of seven dwellings, this is an exceptional chance to bring contemporary design to a historic setting.

Approaching the property, the character of the former chapel is immediately striking. The classic architecture, with its traditional stone façade and grand proportions, hints at its past while providing an inspiring canvas for future transformation. The site is framed by expansive views of the surrounding countryside, creating a serene and private backdrop that perfectly complements the development potential.

Inside, the chapel's impressive dimensions lend themselves to a variety of configurations. The current planning permission allows for individual dwellings, offering a mix of layouts that cater to modern lifestyles while preserving the character of this historic building. High ceilings and robust original materials such as timber beams and stonework could be retained and integrated into the new designs, creating properties that marry period features with contemporary living. Alternatively, for those with a different vision, the site's scope could accommodate larger residential units or even a commercial venture, subject to the necessary consents.

The layout of the site itself has been thoughtfully considered to maximise both space and utility. The generous plot allows for private gardens and off-road parking, offering flexibility for buyers or developers looking to create homes that appeal to families, first-time buyers, professionals, or downsizers alike. The potential to create outdoor spaces that take full advantage of the rural setting is a key feature here, with each dwelling enjoying a peaceful garden area.

Beyond the property, Much Hoole offers the perfect balance of village charm and practical convenience. The village centre is just a short stroll away, providing access to a range of local amenities including independent shops, cosy pubs, and welcoming cafes. For families, the area is well-served by excellent schools, with both primary and secondary options within easy reach. The broader transport links are equally appealing, with easy access to major road networks such as the M6 and M65, making the property ideal for commuters looking for a serene retreat at the end of a busy day.

Much Hoole's location on the fringes of the Ribble Valley places it within close proximity to some of the North West's most beautiful countryside. Outdoor enthusiasts will appreciate the abundance of walking and cycling routes nearby, while those seeking a more leisurely pace can explore the charming nearby market towns of Leyland and Longton, each offering a selection of boutique shops, eateries, and cultural attractions.

This property represents a once-in-a-lifetime opportunity to shape the future of a historic building while contributing to the evolution of a highly sought-after village. With generous square footage and a premium village location, whether you are an experienced developer seeking your next project or someone with a vision for creating bespoke homes, the scope here is immense. We invite you to explore this unique site and imagine the possibilities it holds.

For further information or to discuss the planning details in more depth, please contact our office. Internal inspection is highly recommended to fully appreciate the scale and potential of this captivating development opportunity. Please see South Ribble Borough Council Planning with reference 07/2023/00032/FUL for further details.



