



Blanket Hall Gib Lane, Hoghton
£600,000



Occupying a highly convenient semi-rural position close to the heart of the village, Blanket Hall represents an exciting and increasingly rare opportunity to acquire a characterful stone-built detached property, substantial adjoining outbuildings and a further parcel of land benefiting from Planning in Principle for two to three additional dwellings.

The property enjoys an appealing setting overlooking open countryside to the rear, whilst remaining exceptionally well placed for the surrounding road network, including convenient connections to the M6 and M65 motorway networks. Preston lies approximately five miles away and Blackburn approximately six miles distant.

Blanket Hall itself is a three-bedroom detached stone-built dwelling, largely rebuilt during the 1950s by the present owner, and extending to approximately 1,100 sq.ft. over two floors.

Attached to the house are stone and brick built buildings, providing approximately 830 sq.ft. at ground-floor level. These buildings have previously accommodated a shop, storage facilities and garage and, subject to obtaining the necessary consents, present considerable scope to be incorporated into the existing accommodation or adapted for alternative uses.

The existing house and adjoining buildings therefore offer an exciting full renovation and redevelopment project, with considerable potential for a purchaser to create an individual family home of generous proportions and character.

Adding significantly to the opportunity is a further area of land extending to approximately 0.2 acres. Historically used for horticultural production, with produce grown within greenhouses and sold from the former shop from the 1960s onwards, the land now benefits from Planning in Principle for the erection of two to three additional dwellings.

Planning in Principle was granted by Chorley Borough Council on 21st September 2026, providing a purchaser with flexibility to progress their own proposals for the site, subject to the subsequent detailed planning and technical approval process. Planning application number 26/00572/PIP.



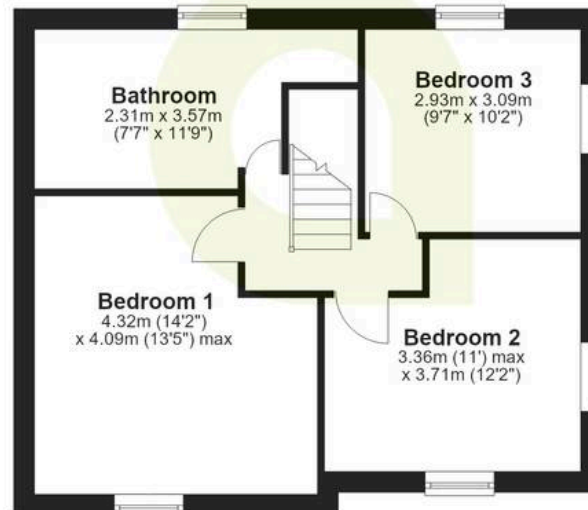
Ground Floor

Main area: approx. 49.7 sq. metres (535.4 sq. feet)
Plus outbuildings, approx. 77.1 sq. metres (829.6 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.9 sq. feet)

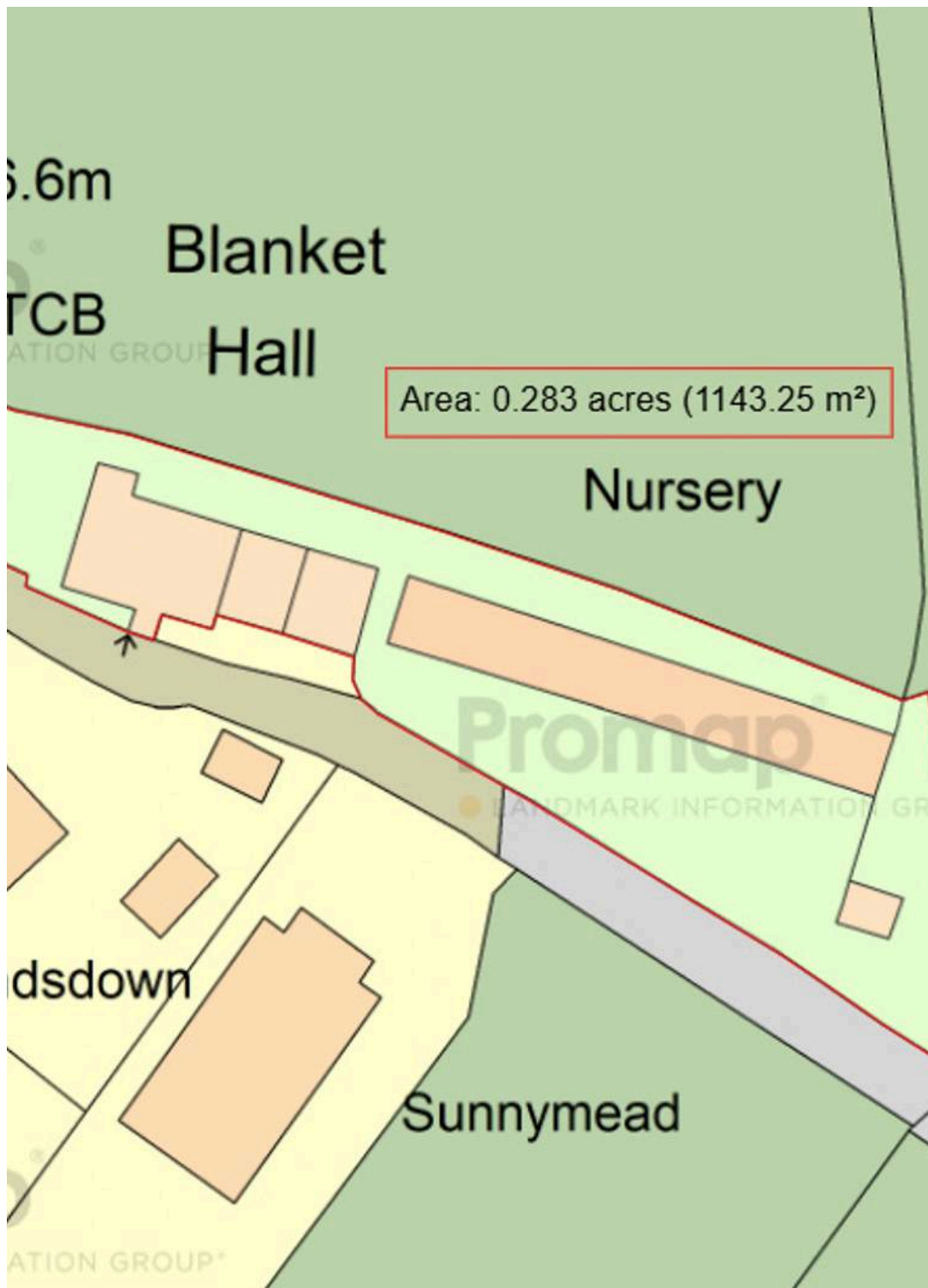


Main area: Approx. 101.5 sq. metres (1092.3 sq. feet)
Plus outbuildings, approx. 77.1 sq. metres (829.6 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.







Blanket Hall Gib Lane

Hoghton, Preston

Access to the property is provided via a short driveway from Gibb Lane, with the site positioned conveniently close to the village centre yet enjoying easy access to the surrounding countryside.

Taken as a whole, Blanket Hall offers numerous possibilities. A purchaser may choose to renovate and extend the existing dwelling into the adjoining buildings, pursue the development potential of the additional land, or explore a more comprehensive scheme across the site – all subject to the necessary planning permissions and consents.

An intriguing opportunity for developers, builders or private purchasers seeking a substantial renovation project with the added benefit of further residential development potential.

Services

Mains water, mains drainage, mains electric, heating provided by open fire, no mains gas.

Tenure

We understand the tenure to be Freehold.

Energy Performance Rating

G (10).

Council Tax

Band D.

Council Tax band: D

Tenure: Freehold

