

PETER E GILKES & COMPANY

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FOR SALE

by Informal Tender

**WITHNELL FOLD METHODIST CHAPEL
WITHNELL FOLD
WITHNELL
CHORLEY
PR6 8AZ**



Offers Invited Over: £325,000
to be submitted by 11:00 am on Friday 20th September 2024

- Planning Permission for residential conversion into two 3 bedroom residences.
- Each approximately 1,600 sq ft (150 sq m) internally.
- Picturesque setting amidst Conservation Area.
- Convenient for south and east Lancs towns & M61 and M65 motorway intersections.

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and no not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



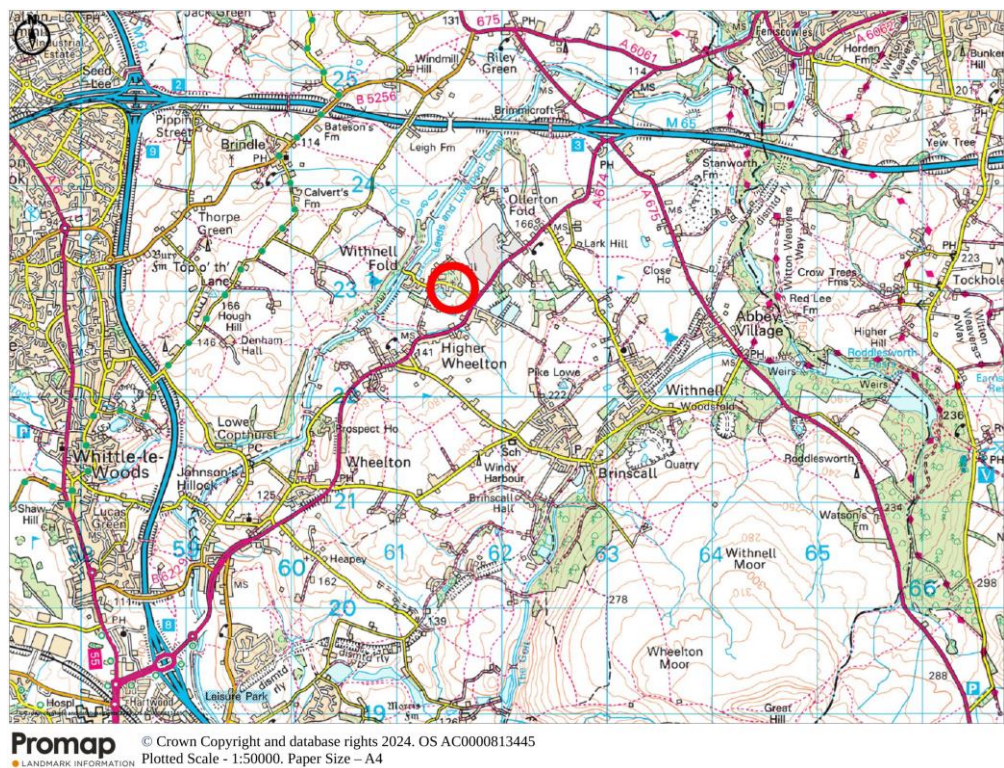
Description:

The Chapel along with the adjoining residence was erected under the patronage of the Parke family who also developed the village to provide accommodation for the workers at the former factory and is now part of a comprehensive Conservation Area.

It is of substantial construction with many architectural and ecclesiastical features which can be featured as part of the adaptation and conversion into residential use.

Planning Permission has been obtained for two spacious stylish residences that will each provide 3 bedrooms with en-suite bathroom together with lounge and large kitchen/dining/family area.

The Chapel enjoys a prestigious position surrounded by the grounds of Withnell Fold Hall and close to attractive countryside including Leeds/Liverpool Canal.

Location:

Accommodation: The accommodation at present provides,

Entrance Porch 2.1m x 1.8m (7'3 x 6')

Chapel 10.6m x 6.7m (35' x 22'1) four central heating radiators and part exposed trusses.

School/ Dining Room 7.3m x 6.7m (24'9 x 22') two central heating radiators with extensive fitted cupboards, exposed roof trusses.

Kitchen 5.7m x 3m (19'6 x 10'2) extensive range of fitted cupboards, drawers, worktops and stainless steel sink unit. Gas fired boiler supplying central heating system and hot water.

Rear Hall 3m x 2.4m (10'3 x 8'6)

Disabled Toilet WC, washbasin, central heating radiator and tiling to walls.

Withnell Fold Methodist Chapel, Withnell Fold, Withnell, Chorley, PR6 8AZ

Male/Female Toilet Low flush WC, central heating radiator and hand wash basin.

Store Cupboard

Architectural drawings produced to support the Planning Application and illustrate how the accommodation could be created provides for each unit to have,

Ground Floor

Porch, hall, cloakroom/wc, lounge, kitchen/dining/family area and utility room.

First Floor

Three bedrooms with en-suite bathroom and family bathroom.

Outside: Gravel forecourt featuring mature tree.

Side Driveway: Leading to rear area used as play space.

Planning: The premises are a Locally Listed Building and within the boundaries of Withnell Fold Conservation Area.

Planning Permission for conversion of the Chapel to two dwellings with associated parking was Granted on the 2nd August 2024 (App No. 24/00173/FUL). Full details can be seen on Chorley Council website www.chorley.gov.uk.

Tenure: The site will be sold Freehold.

Services: Mains, gas, electricity and water supplies are laid on drainage is understood to be to the main sewer.

CIL: The existing floor area of the building should be able to be off-set against the Community Infrastructure Levy (CIL).

Energy Rating: Energy Performance Certificate regulations do not apply to buildings used as a Place of Worship.

To View: By appointment with the Agents with whom all negotiations should be conducted.



Withnell Fold Methodist Chapel, Withnell Fold, Withnell, Chorley, PR6 8AZ



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Withnell Fold Chapel Withnell Fold Chorley



0m 10m 20m 30m

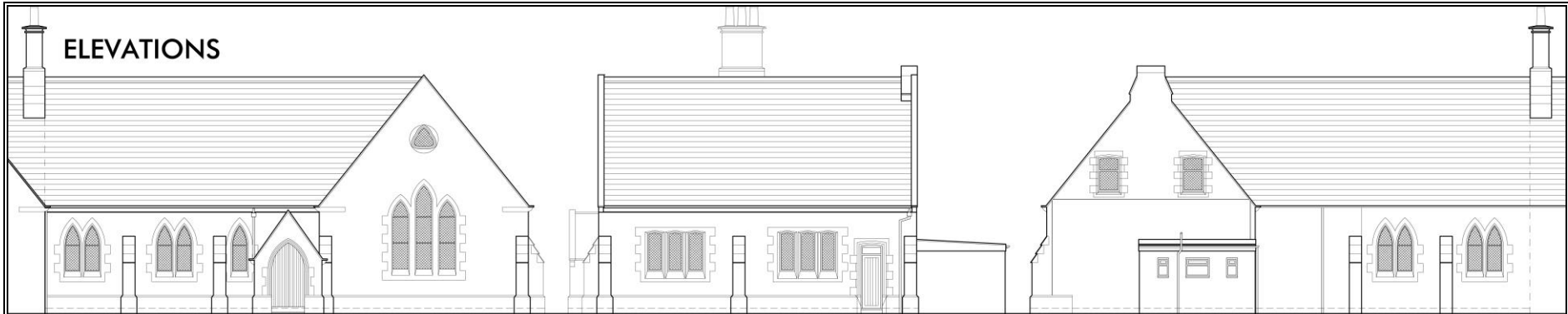
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Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

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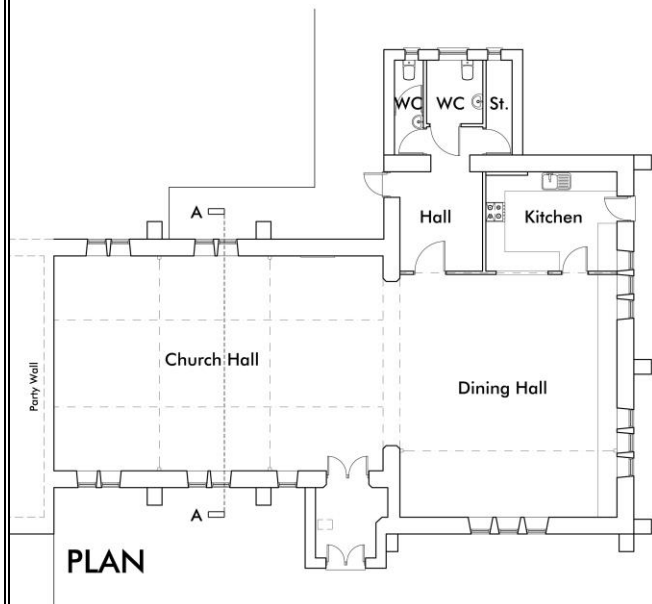
ELEVATIONS



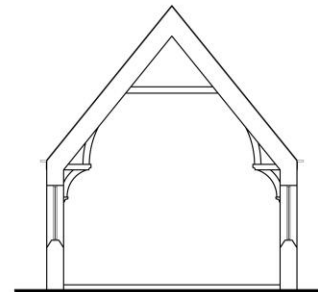
FRONT

SIDE (R)

REAR



PLAN



SECTION A-A



SIDE (L)

Revision Notes:

CLIENT	Chorley and Leyland Methodist Circuit				
PROJECT	Proposed Conversion of Church to 2No. Dwellings				
	Withnell Fold Methodist Church, Withnell Fold, Withnell, Chorley, PR6 8AZ				
DRAWING	Existing Floor Plan, Elevations & Section				
DRAWN	EGR	DATE	18/05/23	NUMBER	23/010/E02
SCALE	1:100	SHEET	A2	REVISION	-

0m 5m 10m
Scale 1:100

LMP ARCHITECTS

213 Preston Road, Whittle-la-Woods, Chorley, Lancashire, PR6 7PS
Telephone: 01257 261555 | Website: www.lmparchitects.co.uk
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INFORMAL TENDER

(To be submitted by 11am on Friday, 20th September 2024)

on

Withnell Fold Methodist Chapel
Withnell Fold
Withnell
Chorley
PR6 8AZ

Purchaser(s): _____

Address: _____

Postcode: _____

Tel: Home _____
Work _____
Mobile _____
Email: _____

Solicitors: _____

Address: _____

Offer:

House: £ _____ (words) _____

Is offer subject to:

Sale of own home?

YES/NO

Sale of another property?

YES/NO

If YES are contracts exchanged?

YES/NO

If not sold status of sale? _____

Finance: i.e. Bank,
Building Society, Cash

(Name of Finance Provider)

Maximum amount required: £ _____

Has written offer of finance been received?

YES/NO

Date:

Signed: _____

Return to: Peter E Gilkes & Company, 44 Market Street, Chorley, PR7 2SE

Fax: 01257 264256

Email: info@peteregilkes.co.uk (if sending by email please ring to confirm our receipt of offer

Tel: 01257 266999)