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**eckersley**  
incorporating Irvine Taylor

**FOR  
SALE**



## POTENTIAL REDEVELOPMENT OPPORTUNITY

149.4 m<sup>2</sup> ( 1,607 ft<sup>2</sup> )

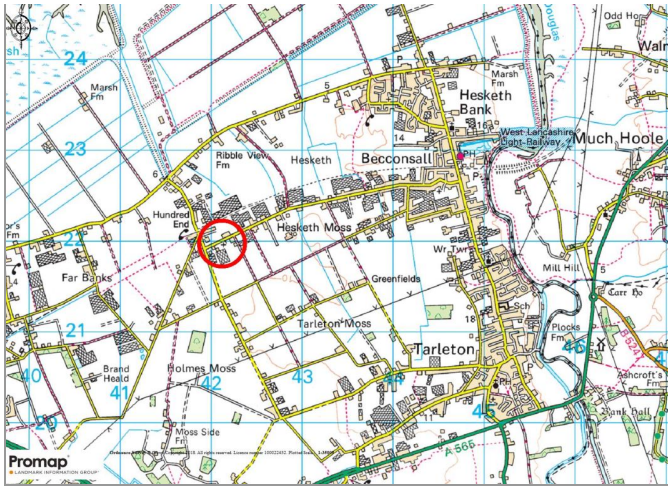
**Hesketh Moss  
Methodist Chapel  
Moss Lane  
Hesketh Bank  
PR4 6XU**

- Rural location
- Unique character property
- Suitable for a range of uses (s.t.p.)
- Redevelopment potential (s.t.p.)

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## Location

Situated on Moss Lane approximately 2 miles from the centre of Hesketh Bank in a rural location on the West Lancashire plain.

There is ready access to the main A565 Southport Road that forms part of the highway link between Preston 12 miles to the north east and Southport 9 miles to the west.

## Description

A purpose-built chapel dating from circa 1902 of traditional brick construction beneath a hipped and pitched slate tile roof cover.

The property is single-storey and has an annexe to both the rear and side that provides a kitchen, separate male and female WC facilities and a meeting room.

Externally there is a small store facility at the rear and a small car parking apron to the front and side of the building.

The whole occupies a site area of 420 m<sup>2</sup> (0.1 acres).

## Accommodation

We understand the premises extend to the following:-

	m <sup>2</sup>	ft <sup>2</sup>
Main hall	104.6	1,125
Kitchen	8.7	93
Meeting room & WC	29.8	320
Lobby	6.4	69
<b>Total</b>	<b>149.4</b>	<b>1,607</b>

## Services

We understand that mains connections to electricity and water are provided to the property.

## Rating Assessment

Not assessed for rating purposes.

Interested parties are recommended to make their own separate enquiries with the rating department of West Lancs District Council (tel. 01695 587158).

## Planning

The property benefits from a use classification of D1 (non-residential institution) under the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own separate enquiries of the Local Planning Authority – West Lancs District Council (Tel – 01695 577177).

## Tenure

Understood to be freehold and free from chief rent.

## Asking Price

Offers in the region of £100,000.

## Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

All prices quoted are exclusive of, but may be liable to, VAT at the standard rate.

## Enquiries

Strictly by appointment with the sole agents:

## Eckersley

Telephone: 01772 883388

Contact: Fiona Warren / Andy Taylorson

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 at@eckersleyproperty.co.uk