







SUBJECT TO CONTRACT

RENOVATION & DEVELOPMENT OPPORTUNITY

BLANKET HALL, GIB LANE, HOGHTON, PRESTON, PR5 0RU

£600,000

Guide price | Freehold | Sole agents: Athertons Property & Land

PERMISSION IN PRINCIPLE FOR 2–3 ADDITIONAL DWELLINGS

In addition to the existing house | Chorley Council, Ref. 26/00572/PIP

A characterful detached stone house, bearing a datestone inscribed "Blanket Hall 1637 – 1952", with an attached range of outbuildings and a former market-garden plot, set just off Gib Lane in the village of Hoghton with open countryside to the rear.

The former glasshouse land benefits from **Permission in Principle for a minimum of two and a maximum of three dwellings**, granted by Chorley Council on 21 September 2026 (Ref. 26/00572/PIP). Technical Details Consent will be required before development can commence. Of likely interest to developers, builders, self-builders and those seeking a home to renovate with development potential.

luke@banks-surveyors.co.uk
Tel: 07857 877925

PROPERTY REFERENCE
C326-2

BANKS

Chartered Surveyors

Agricultural | Residential | Commercial

RICS Regulated by RICS

APPROVED CODE TRADINGSTANDARDS.UK

The Property Ombudsman

KEY FACTS

GUIDE PRICE
£600,000

TENURE
Freehold with vacant possession

TOTAL SITE AREA
Approx. 0.283 acres (0.114 ha)

DWELLING
Three-bedroom detached stone house, approx. 101.5 m² (1,092 ft²)

OUTBUILDINGS
Attached barn and stores, approx. 77.1 m² (830 ft²)

PLANNING
Permission in Principle for 2–3 dwellings on approx. 0.19 acres (0.077 ha)

LPA REF.
26/00572/PIP – Chorley Council

COUNCIL TAX
Band D – Chorley Council (£2,424.99, 2026/27)

EPC RATING
G (10) – potential D (55)

BROADBAND
Ultrafast available – up to 1,800 Mbps (Ofcom)

METHOD OF SALE
Private treaty, as a whole





Location

Hoghton is a well-regarded semi-rural village in the Borough of Chorley, lying between Preston and Blackburn and home to the historic Hoghton Tower, approximately 1.1 miles away. The Boar's Head public house is around 0.3 miles on foot, with Brindle Gregson Lane Primary School approximately 2.5 miles away.

Communications are excellent: Preston station is approximately 6.4 miles (22 minutes), Blackburn station approximately 7.0 miles (20 minutes) and Pleasington station approximately 3.4 miles, with the M6 at Junction 29 approximately 9.0 miles (16 minutes) and Manchester city centre approximately 33 miles (54 minutes). Distances and drive times are approximate.

The Property

The property comprises Blanket Hall, a detached stone-built house, together with the attached barn and stores and the former market-garden land extending to the east. The whole extends to approximately 0.283 acres (0.114 hectares).

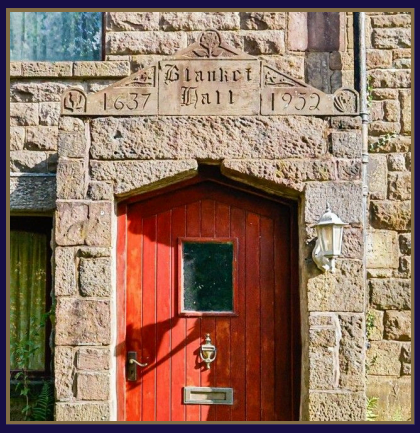
For many years the land was run as a nursery, with produce grown under glass and sold from the premises. The glasshouses are no longer in use and the land, extending to approximately 0.19 acres (0.077 hectares), is the subject of the Permission in Principle. Blanket Hall enjoys open farmland to the north and east.

The sale offers a purchaser control of the whole site and the flexibility to renovate and extend the house, convert the outbuildings (subject to consent) and bring forward new homes on the land.

Blanket Hall

The house is of traditional dressed-stone construction under a slate roof, with dressed-stone window surrounds, an arched stone entrance and a carved datestone inscribed "Blanket Hall 1637 – 1952", reflecting its rebuilding in the 1950s. It provides approximately 101.5 m² (1,092 ft²) of accommodation over two floors, with a living room and kitchen to the ground floor and three bedrooms and a bathroom above, as detailed overleaf.

The property now requires a full programme of renovation, offering an opportunity for a purchaser to modernise, reconfigure and, subject to consent, extend to create a substantial character home.





Accommodation

All measurements are approximate maximum room dimensions, for guidance only.

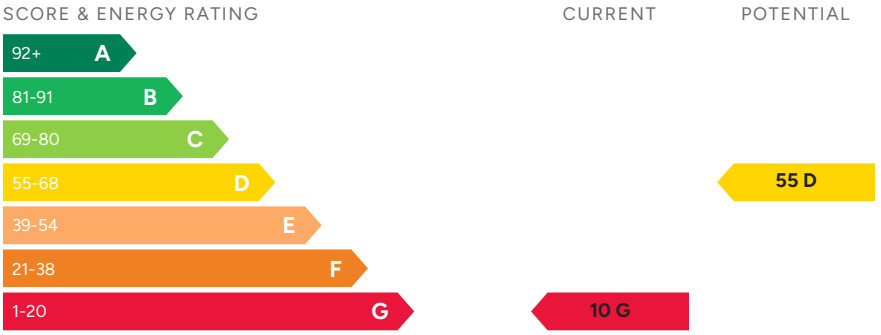
GROUND FLOOR		
Living Room	5.77m x 4.30m	18'11" x 14'1"
Kitchen	6.75m x 2.50m	22'2" x 8'2"
FIRST FLOOR		
Bedroom One	4.32m x 4.09m	14'2" x 13'5"
Bedroom Two	3.36m x 3.71m	11'0" x 12'2"
Bedroom Three	2.93m x 3.09m	9'7" x 10'2"
Bathroom	2.31m x 3.57m	7'7" x 11'9"
ATTACHED OUTBUILDINGS		
Barn	6.00m x 4.15m	19'8" x 13'7"
Store	5.90m x 5.00m	19'4" x 16'5"
Store	2.95m x 3.73m	9'8" x 12'3"
Store	2.72m x 3.73m	8'11" x 12'3"

The outbuildings are in poor repair, are offered as seen and must not be entered.

HEATING & SERVICES

Mains water, electricity and drainage are understood to be connected; there is no mains gas. Heating is by a dual-fuel (solid fuel and wood) boiler serving radiators, and the windows are double glazed. Ultrafast broadband of up to 1,800 Mbps is shown as available (Ofcom). No services, appliances or installations have been tested.

ENERGY PERFORMANCE



EPC no. 8600-2444-0022-0699-3163, dated 14 September 2026 and valid until 13 September 2036. Source: GOV.UK EPC Register. A property rated G cannot currently be let unless an exemption is registered.

FLOOR AREAS

House: approx. 101.5 m² (1,092 ft²) – ground floor 49.7 m², first floor 51.7 m².

Outbuildings: approx. 77.1 m² (830 ft²).

Floor area as recorded on the EPC: 101 m².





Outbuildings & Land

Attached to the house is a barn and a range of stores extending to approximately 77.1 m² (830 ft²), historically used as the nursery shop, for storage and as a garage. They offer scope for incorporation into the house, ancillary accommodation or conversion, in each case subject to the necessary consents.

The former glasshouse land extends to approximately 0.19 acres (0.077 hectares) to the east of the house and is the land to which the Permission in Principle relates.

Planning

Permission in Principle was granted by Chorley Council under delegated powers on 21 September 2026 (Ref. 26/00572/PIP) for "a minimum of 2no. dwellings and maximum of 3no. dwellings following the demolition of existing buildings". The application site (edged red) extends to approximately 0.077 hectares and comprises the former glasshouse land; the house and its curtilage are outside the application site.

> **Permission in Principle is not a full planning permission.** It establishes the suitability of the site in principle in respect of location, land use and amount of development only. All other matters – including layout, design, scale, access, parking, drainage, ecology and infrastructure – will be assessed through a Technical Details Consent (TDC) application, at which stage conditions and/or planning obligations may be imposed. The decision notice requires any TDC application to be determined within three years of 21 September 2026.

The Council's planning register records the site as within the Green Belt and within the Gib Lane settlement area. Chorley Council has confirmed that development will be liable to the Community Infrastructure Levy on approval of technical details. The property is not a listed building and is not within a conservation area, and lies within Flood Zone 1 (low probability of flooding from rivers or the sea). Copies of the decision notice and consultation responses are available from the Agent.

TWO-STAGE CONSENT

Stage 1 – Permission in Principle (granted 21 Sept 2026): settles location, land use and amount of development only.

Stage 2 – Technical Details Consent (required): must be determined within three years of the PiP, i.e. by 21 September 2029.

General Remarks & Stipulations

AGENCY

Athertons Property & Land are the Vendor's sole agents. Banks Chartered Surveyors are marketing the property as sub-agents on Athertons' behalf. All enquiries, viewing requests and offers received by Banks Chartered Surveyors will be passed to Athertons Property & Land, who will deal with viewings, negotiations and the sale.

TENURE & POSSESSION

The property is understood to be held freehold and is offered for sale with vacant possession on completion. Title information will be made available by the Vendor's solicitor.

ACCESS & RIGHTS OF WAY

Access is taken from Gib Lane over a track which is understood to be in third-party ownership and to carry a public footpath. Purchasers' solicitors must verify the legal rights of access available to the property, and their suitability for any proposed development, from the title documents.

RIGHTS, EASEMENTS & COVENANTS

United Utilities has advised that an easement dated 4 March 1924 (UU Ref. R 661), containing restrictive covenants, affects the site in addition to its statutory rights. The property is sold subject to and with the benefit of all existing rights of way (public and private), rights of light, support, drainage and water, wayleaves, easements, covenants, restrictions and obligations, whether or not referred to in these particulars.

SERVICES

Mains water, electricity and drainage are understood to be connected; there is no mains gas. Heating is by a dual-fuel boiler. No services, drains or installations have been tested and no enquiries have been made of utility providers. Purchasers must satisfy themselves as to the availability, location, capacity and cost of connecting all services required for any proposed development; United Utilities recommends a pre-development enquiry.

COUNCIL TAX & EPC

Council Tax Band D (Chorley Council) – £2,424.99 for 2026/27 including the Hoghton parish precept. EPC rating G (10), potential D (55); certificate no. 8600-2444-0022-0699-3163, valid until 13 September 2036.

FIXTURES & FITTINGS

Only those items specifically mentioned in these particulars are included in the sale. Any contents remaining at the property are excluded unless otherwise agreed.

LOCAL AUTHORITIES

Planning & Council Tax: Chorley Council.
Highways: Lancashire County Council.
Parish: Hoghton Parish Council.

CIL, PLANNING OBLIGATIONS & BNG

Chorley Council is a CIL charging authority and has confirmed that the development will be CIL liable on approval of technical details. Development may also be subject to planning obligations and/or Biodiversity Net Gain requirements. Purchasers must make their own enquiries of the Council.

ENVIRONMENTAL & GROUND CONDITIONS

No structural, damp, environmental, contamination, asbestos, ecological, arboricultural, flood risk, drainage, ground or structural investigation has been undertaken by the Vendor or the Agent. The former glasshouses and outbuildings may contain materials requiring specialist removal. Purchasers must rely entirely on their own investigations.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of the boundaries. Neither the Vendor nor the Agent will be responsible for defining the boundaries or their ownership.

VAT

Should any sale of the property, or any right attached to it, become chargeable to Value Added Tax, such tax shall be payable by the purchaser in addition to the purchase price.

METHOD OF SALE

The property is offered for sale as a whole by private treaty at a guide price of £600,000. The Vendor reserves the right to set a closing date for best and final offers, to sell prior to any such date, and is not obliged to accept the highest or any offer.

OFFERS

Offers should be submitted in writing to Athertons Property & Land (or via Banks Chartered Surveyors, who will pass them on) stating the price offered, whether the offer is conditional, proof of funding, the proposed timescale to exchange and completion, and the purchaser's solicitor details.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the purchaser will be required to provide proof of identity, address and source of funds to Athertons Property & Land before an offer can be accepted and a sale agreed.

LEGAL COSTS

Each party is to bear its own legal and professional costs.

INFORMATION PACK

Copies of the Permission in Principle decision notice, location plan, EPC and consultation responses are available on request.

VIEWING & HEALTH AND SAFETY

Strictly by prior appointment through Athertons Property & Land (01254 828810) or Banks Chartered Surveyors (07857 877925). The former glasshouses and outbuildings are in poor condition and **must not be entered**. Please respect users of the public footpath and neighbouring properties. Those visiting the property do so entirely at their own risk.

ENQUIRIES & VIEWINGS

Athertons Property & Land (sole agents)

53 King Street, Whalley, Lancashire BB7 9SP
Tel: 01254 828810
Email: whalley@athertons-uk.com

Banks Chartered Surveyors (sub-agents)

Luke Banks BSc (Hons) MRICS FAAV
Tel: 07857 877925 · luke@banks-surveyors.co.uk
Ref: C326-2









Photographs are for general guidance only and show parts of the property as they appeared at the time taken.

IMPORTANT NOTICE

Athertons Property & Land (sole agents) and Banks Chartered Surveyors (sub-agents) (together "the Agent"), for themselves and for the Vendor of this property, whose agents they are, give notice that:

1. These particulars are produced in good faith as a general outline only for the guidance of intending purchasers. They do not constitute, nor form any part of, an offer or contract, and are subject to contract.
2. All descriptions, areas, measurements, distances, references to condition, use, planning status and permissions, and other details are given without responsibility. Intending purchasers must not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy by inspection, survey, searches, enquiries or otherwise.
3. No person in the employment of the Agent has any authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the Vendor.
4. Areas are approximate and derived from digital Ordnance Survey-based mapping; room and building measurements are approximate and taken for guidance only. Plans are for identification purposes only, are not to scale unless stated and are reproduced under licence (© Crown Copyright). Photographs show only parts of the property as they appeared at the time taken.
5. The Agent has not carried out any structural, building, environmental, contamination, asbestos, ecological, arboricultural, flood risk, drainage, ground condition or services survey or test, and has not tested any services, appliances, fixtures or fittings. No warranty is given as to the condition of the property or the suitability of the site for development.
6. References to planning are based on information publicly available at the date of these particulars. The Agent gives no warranty that any further consent (including Technical Details Consent) will be granted, nor as to the number, type, size or layout of dwellings that may be achievable, nor as to the validity or duration of any permission. Intending purchasers should take independent planning advice and make their own enquiries of the Local Planning Authority.
7. Nothing in these particulars constitutes legal, planning, tax, valuation or financial advice. Intending purchasers should take their own professional advice.
8. All prices are quoted exclusive of VAT, if applicable. A guide price is an indication of the Vendor's current expectation and is not a valuation. The Vendor reserves the right to amend these particulars, to withdraw the property from the market, and is not obliged to accept the highest or any offer.
9. Neither the Vendor nor the Agent will be liable for any costs or expenses incurred by intending purchasers, including in viewing the property, making investigations or in the event of an abortive transaction.
10. To the fullest extent permitted by law, neither the Vendor nor the Agent accepts any liability for any loss arising from reliance on these particulars. Nothing in this notice excludes or limits liability for fraud or any liability which cannot lawfully be excluded or limited.
11. Personal information provided to the Agent will be processed in accordance with UK data protection legislation and the Agent's privacy notice.

Particulars prepared: November 2026.

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