

# Summary

Lambert  
Smith  
Hampton



- Situated in a historic Lancashire Village
- Positioned in Bowland Forest and surrounded by the picturesque Ribble Valley
- Multiple award-winning food and beverage establishments within the area
- Planning permission granted for change of use to the Grade II listed Kirk Mill
- Consent granted for considerable extensions, ancillary buildings, mill pond and land.
- Due to form the centrepiece of the Kirk Mill Conservation Area
- Sale, lease or operator agreements welcomed

HOTEL DEVELOPMENT  
OPPORTUNITY

Kirk Mill, Malt Kiln Lane, Chipping, Preston,  
Lancashire, PR3 2GP

[lsh.co.uk](http://lsh.co.uk)

## Introduction

Kirk Mill & Malt Kiln House comprises a unique Grade II listed Arkwright-style mill within the heart of the Ribble Valley in the village of Chipping.

The Mill has been refurbished to a developers' shell specification in order to ensure flexibility upon completion of sale. Providing a number of different exciting possibilities and opportunities for an ingoing operator.

The name 'Chipping' derives from the Old English word 'ceping', which translates to 'a market'. Formerly a market centre on the doorstep of the Royal hunting grounds at Leagram Hall, Chipping evolved to become a manufacturing village situated around the waterways.

The traditional core of the village remains effectively unaltered since its inception in the late 17<sup>th</sup> Century and has therefore been able to retain its indigenous charm with narrow streets fronted by a multitude of traditional limestone buildings. Consequently, the locations rich history has been recognised by the designation of the Kirk Mill Conservation Area.



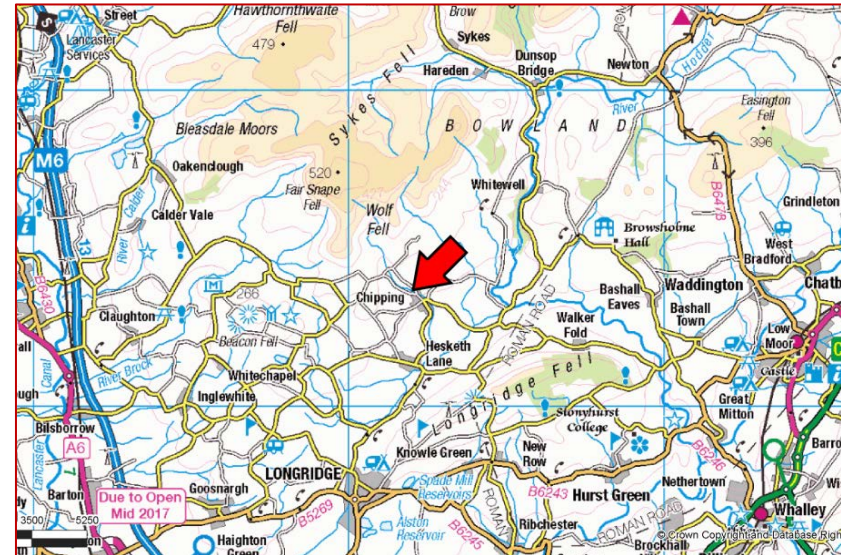
# Location

Chipping is a picturesque village situated in the Forest of Bowland Area of Outstanding Natural Beauty, in the county of Lancashire. This medieval conservation area benefits from good connectivity to other towns in the North West of England, being situated 8.5 miles north west of Clitheroe and 12.7 miles north east of Preston.

Positioned close to the south-western edge of the Forest of Bowland, Chipping is an area of incredible natural heritage in the heart of the Ribble Valley. The Valley provides a connection between Chipping and the Forrest of Bowland whilst forming a gateway to Sykes Fell from both Longridge and Clitheroe.

Given its well-documented history and subsequent conversationalist efforts, the area is widely renowned for its unspoilt countryside and wildlife, earning it the official title of an 'Area of Outstanding Natural Beauty' (AONB). The area also won the RHS Britain in Bloom Gold Award for the Best Village in 2009, in addition to more recent awards in 2016 and 2017 for the Northwest in Bloom competitions.

Town	Miles
Clitheroe	8.5
Preston	13
Blackburn	13.5
Blackpool	23.5
Southport	32
Manchester	40
Leeds	54
Sheffield	77



## Description

This exciting development opportunity comprises two sites situated on either side of Malt Kiln Brow close to the centre of the village of Chipping in the Forest of Bowland.

The first site is situated on the Western side of Malt Kiln Brow and comprises the Grade II listed, four storey mill known as Kirk Mill, it is of traditional stone construction under a dual-pitched slate roof. The property dates back to 1785 and still has some of its original features such as the water-powered wheel and gearing system.

The property has recently undergone significant work to ensure it is structurally sound and has then been stripped back to developers core condition. The property is ready and prepared for redevelopment into an 18 bedroom hotel, bar and restaurant.

The second, larger site is situated to the Eastern side of Malt Kiln Brow and comprises a former industrial site used in the manufacture of furniture. The original industrial buildings have been demolished leaving concrete hard standing in preparation for its redevelopment via a mixture of conversion of existing buildings and the construction of new buildings as additional guest accommodation to include a further 20 letting bedrooms, a wedding venue and spa.

In addition there are extensive grounds to which the hotel's guests will be permitted access. These include but are not limited to:

- A mill pond with the potential for fishing usage
- Large private grounds including riverside walks and wooded areas
- Use of a new cricket pitch

## Development Opportunity

We are advised that the sites have planning permission for redevelopment for the following purposes under planning permission 3/2014/0183 which was subsequently granted under appeal notices APP/T2350/W/15/3119224 & APP/T2350/Y/15/3119225

- 18 bedroom hotel, bar and restaurant within the primary structure of the original Kirk Mill
- 18<sup>TH</sup> Century barn conversion comprising 7 suites, each containing 3 bedrooms
- A spa and additional hotel accommodation providing 20 bedrooms
- A wedding venue
- A children's club / play area
- A trailhead centre
- New access points for vehicles, pedestrians and cyclists
- Extensive ancillary landscaping within the opportunity as a whole

The total build development area is (GIA) 4,719 sq.m. / 50,795 sq.ft. on a site totalling approximately 7.5 acres

Interested parties should make their own enquiries regarding the planning status of the site via the Ribble Valley Borough Council web site .

[www.RibbleValley.go.uk](http://www.RibbleValley.go.uk)



Kirk Mill, Malt Kiln Lane, Chipping, **Preston**, Lancashire, PR3 2GP

## External Areas

We understand that the property has an approximate total site area of 7.5 acres (3.04 hectares). This includes a mill pond and wooded areas.

## Services

We understand that mains electricity, mains gas, drainage and water will be connected. We have not undertaken any tests to ascertain the condition or capacity of these services.

## Business Rates

The property is not currently listed. Upon completion of the development the respective new elements of the scheme will be assessed and added to the rating list accordingly.

## Planning

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## Asking Price

LSH are inviting offers and expressions of interest in regard to the overall development opportunity at Kirk Mill. A freehold sale would be preferred, although we understand that other deal structures from credible operators will be considered by our clients.

## Viewing Arrangements

Viewing arrangements are strictly via appointment only through the vendor's sole agent, Lambert Smith Hampton. Under no circumstances should any party make an indirect approach to the property or people on site.

## EPC

Exempt.

For further information,  
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# Kirk Mill, Malt Kiln Lane, Chipping, Preston, Lancashire, PR3 2GP



FOR IDENTIFICATION PURPOSES ONLY

Promapv2  
LANDMARK INFORMATION

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