

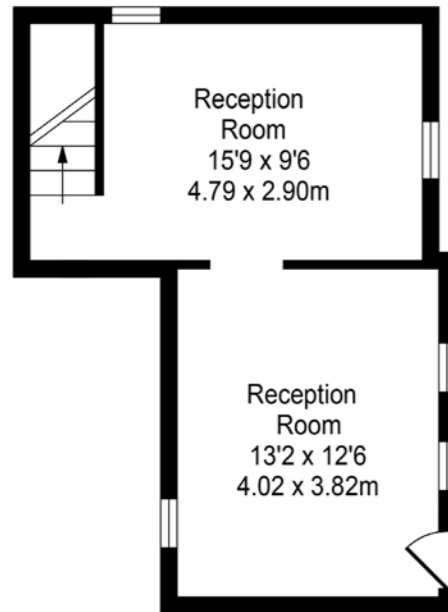


Ormskirk: 01695 570102  
 Southport: 01704 778668

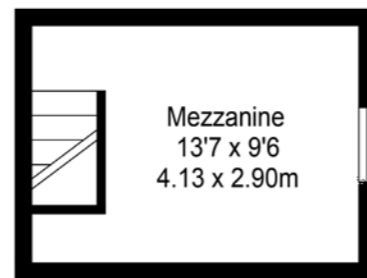
Parbold: 01257 442789  
 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 416 Sq.ft. (38.62 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 291 Sq.Ft (27.02 Sq.M.)

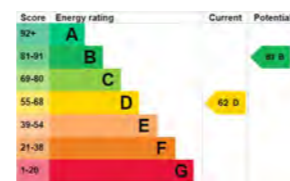


Approx. Floor Area 125 Sq.Ft (11.60 Sq.M.)



Tenure: We are advised by our client that the property is Freehold  
 Council Tax Band: Not Applicable

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold and Phillips are delighted to present an exceptional development opportunity. This characterful former ancillary building for Round Bank Farm has been granted full planning permission for conversion into a stunning two-bedroom detached dwelling. Situated in the heart of Mawdesley, the property enjoys a fabulous location, set back from the road in a picturesque spot and approached via a private driveway.

Once completed, this property will offer a spacious and well-designed layout. The ground floor will feature a welcoming lounge, a separate dining room, a modern kitchen, a utility room, and a convenient downstairs cloakroom/wc. The lounge will provide a comfortable space for relaxation and entertainment and offer views over the rear gardens, while the dining room will be perfect for hosting family meals and gatherings. The well-equipped kitchen will provide ample storage and workspace along with a practical utility room that will provide additional convenience for laundry and household tasks. A double bedroom and a bathroom will complete the ground floor with a further double bedroom on the first floor.

Externally, the property will offer ample parking, ensuring convenience for residents and their guests. The good-sized gardens will provide a delightful outdoor space, perfect for enjoying the fresh air and hosting outdoor activities.

In summary, this former ancillary building for Round Bank Farm presents a remarkable opportunity to develop a beautiful two-bedroom detached dwelling in the heart of Mawdesley. With its full planning permission, picturesque location, spacious layout, ample parking, and good-sized gardens, this property is sure to impress.

For further details regarding the planning permission granted please visit Chorley Council website - Planning Reference: 23/00876/FUL

