



188 Moss Lane

Moss Lane | Hesketh Bank | Preston | PR4 6AE

**WIGNALLS**

Chartered Surveyors, Planning  
Consultants & Land Agents



188 Moss Lane  
Hesketh Bank  
Preston  
PR4 6AE

*Located on the outskirts of the village of Hesketh Bank is a fantastic opportunity to acquire this smallholding.*

*Containing a 4 bedroomed dormer bungalow, steel portal framed building and amenity grassland. This property would be of interest to a wide variety of people.*

*For Sale via Private Treaty*

*Guide Price £795,000*

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## Description

*An exciting opportunity comes at 188 Moss Lane. A spacious, 4 bedroomed detached dormer bungalow in the semi-rural area of Hesketh Bank.*

*The property is finished beautifully inside, with a traditional cottage feel with a modern twist, making this property truly unique.*

*Set in just over an acre this property includes a 4 bedroomed detached dormer bungalow, a 115 square metre steel portal framed building with roller shutter door access and concrete flooring, a large hardstanding area and amenity grassland.*

*Due to the nature of the site, 188 Moss Lane presents itself an interesting opportunity to establish a live-work complex.*

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## Situation

*188 Moss Lane is located in the village of Hesketh Bank. Located approximately in-between Southport and Preston.*

*Hesketh Bank is well-regarded for offering a semi-rural lifestyle, combining the charm of countryside living with convenient access to nearby amenities. Such as, public houses, village shops, and takeaways.*

*The subject property also provides practical transport links, with the A59 and the A565 being located approximately 2.9 miles away. The nearest Junction to the M6 is 12.5 miles away.*

*With the property being in a rural located but yet still providing accessible routes to major cities, it makes it of interest for people of all age groups.*

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## House

*Entering the house you are greeted by the main reception area that unfolds right away into the homely living room. This room provides a real sense of homeliness with the darker tones and wood fire.*

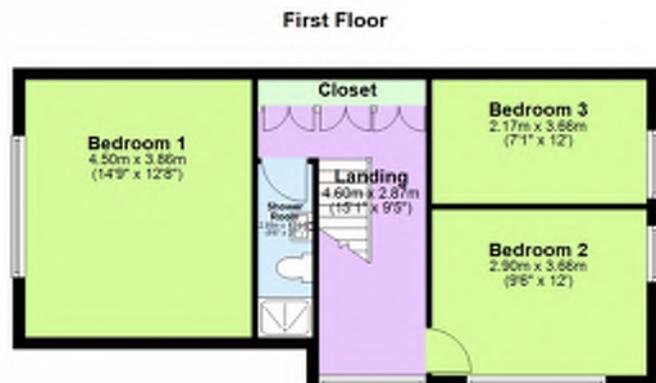
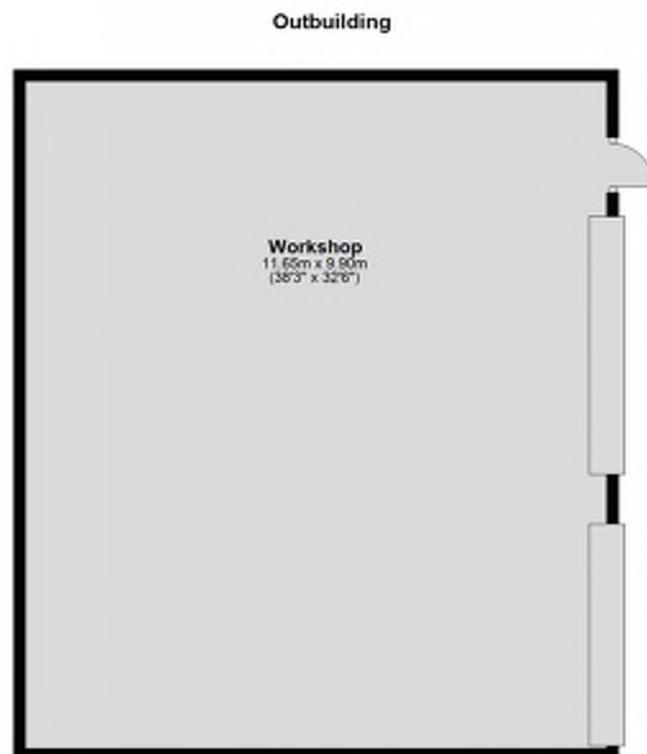
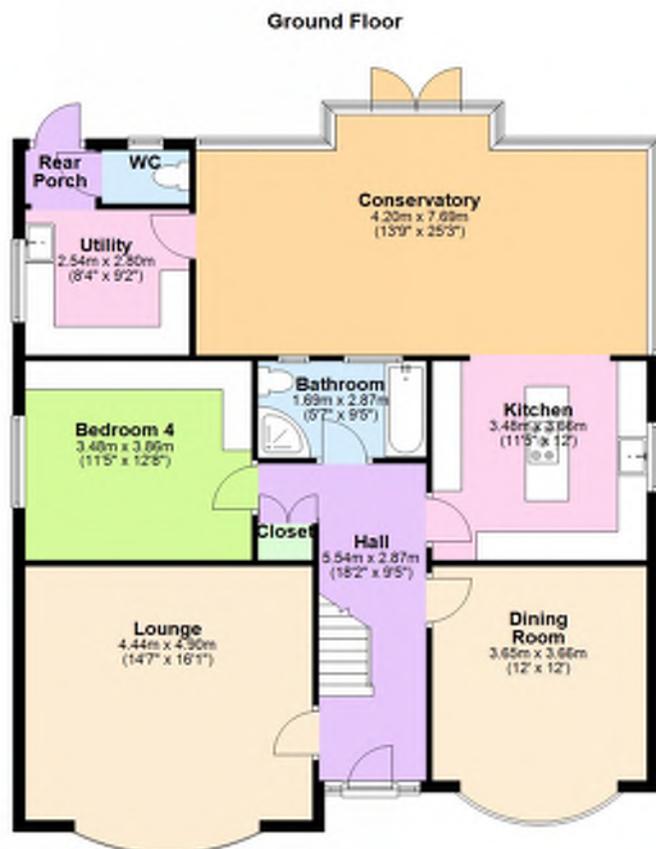
*Moving on along the hallway you are met by the dining room, a four piece bathroom, and the office/ bedroom space.*

*Stepping out of the hallway, into the kitchen that comprises of a luxurious range of equipment, these include, a stove top island, an American style fridge freezer and a large array of fitted cabinets and cupboards.*

*Further to the conservatory, you are overwhelmed by a warm feeling that isn't present in many homes. Fitted with a revolving wood burning stove the conservatory becomes a major focal point of the property.*

*The first floor of the property consists of the living area of the property, consisting of three bedrooms and a shower room.*





Total area: approx. 327.9 sq. metres (3529.1 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Plan produced using Planity.

## General Remarks

Services: The property has the benefit of mains electricity, drainage, gas and water.

Please note: Wignalls Chartered Surveyors have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: West Lancashire Borough Council

Council Tax: Band E

Date of Photographs: May 2025

EPC: TBC

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Thomas Wignall BSc Hons MRICS FAAV.

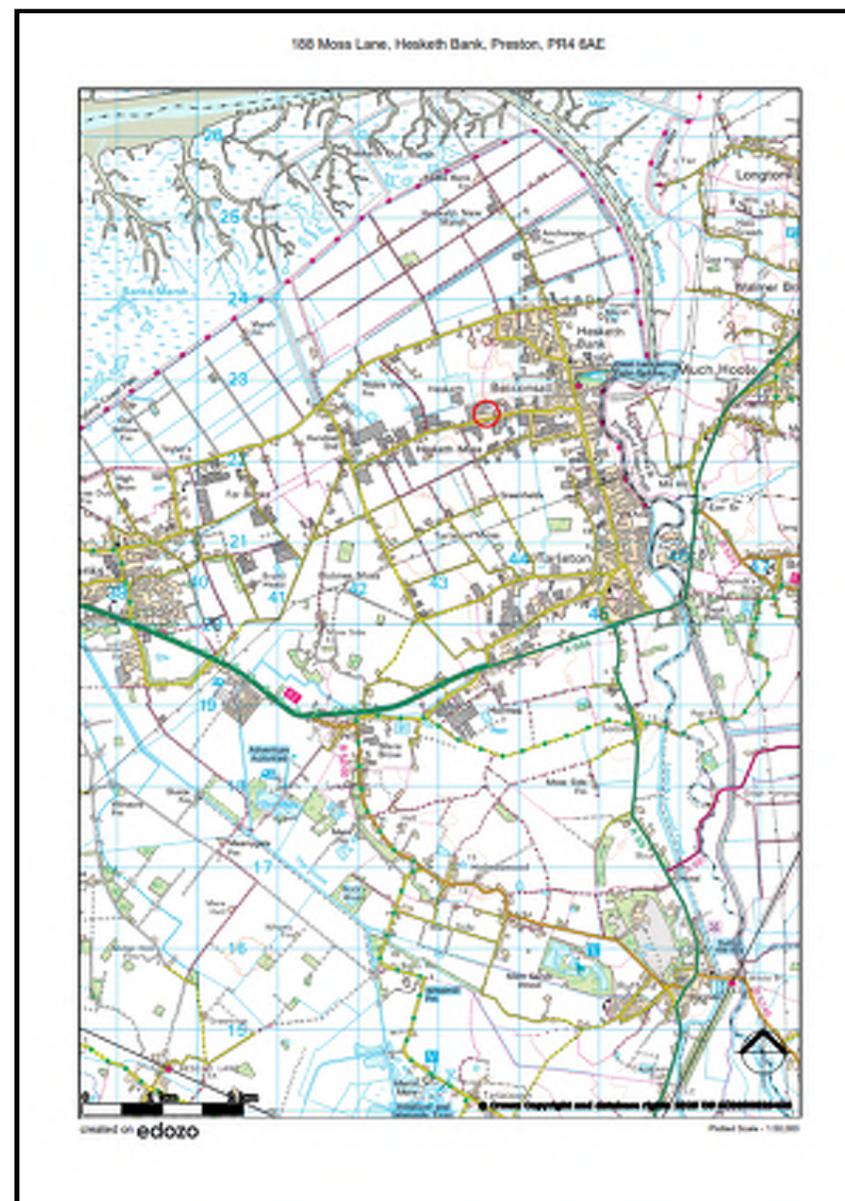
Please call the office or email [info@wignalls.land](mailto:info@wignalls.land) to arrange a viewing.

Money Laundering Regulations Compliance: please bear in mind, that Wignalls Chartered Surveyors will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Method of Sale: Private Treaty SUBJECT TO CONTRACT

Wignalls Chartered Surveyors for themselves and the vendors or lessors give notice that:

1. all descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
2. any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to investigate before Contract.
3. No person in the employment of Wignalls Chartered Surveyors has any authority to make any representations or warranty whatsoever in relation to this property.
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5. where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement & conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with Wignalls Chartered Surveyors and their employees regarding the property referred to in these particulars.



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