

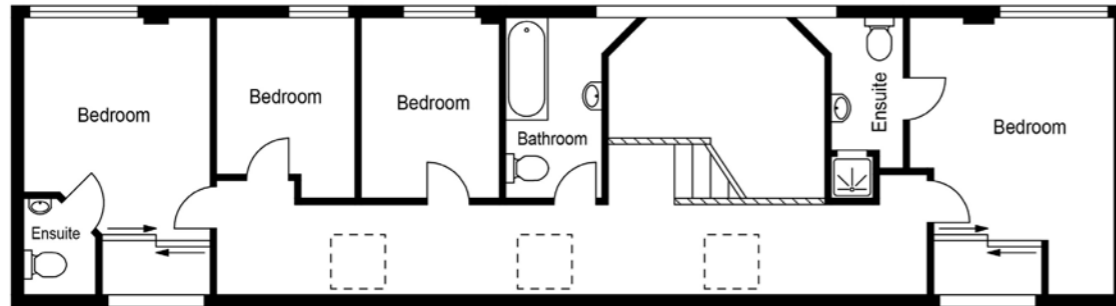


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

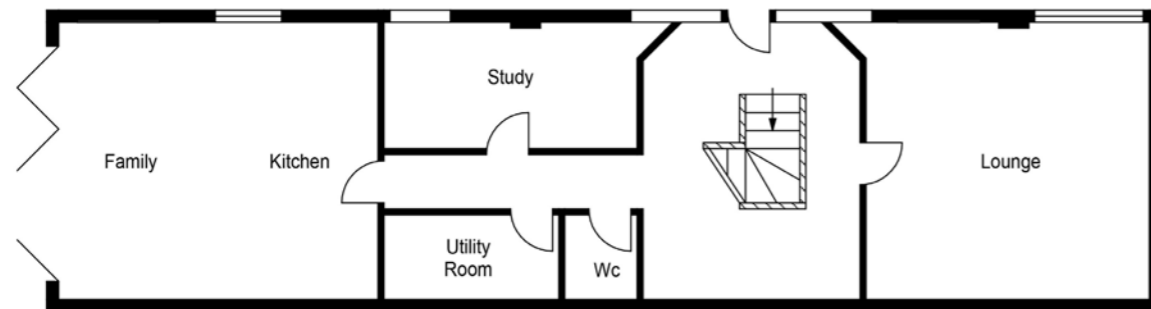
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1694 Sq.ft. (157.41 Sq.M.)

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



First Floor
 Approx. Floor Area 798 Sq.Ft (74.15 Sq.M.)



Ground Floor
 Approx. Floor Area 896 Sq.Ft (83.26 Sq.M.)

Indicative of Approved Floorplan



Tenure: We are advised by our client that the property is Freehold

Every care has been taken with the preparation of these property details but they are 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. These property details do 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. 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 & Phillips are thrilled to present to the market a rare opportunity to acquire a premium plot nestled privately along the semi-rural Bank Lane in Melling.

This exceptional opportunity is located close to a wealth of local amenities and boasts excellent transport and commuter links. With several highly reputable schools nearby, this plot is perfect for both working professionals and families seeking tranquillity, luxury and convenience.

The plot comes with full planning permission to develop a stunning four-bedroom detached barn conversion, extending to approximately 1694 sq. ft. The proposed design offers generous living accommodation, including a striking open-plan family dining kitchen and well-proportioned bedrooms, all with delightful views of the surrounding area.

In addition to the spacious interior, the plot includes generous wrap-around gardens and access to the plot is via a quiet lane ensuring privacy and exclusivity. This is a unique chance to blend rustic traditional barn features with contemporary convenience, creating your dream home in an idyllic setting.

Detailed information about this exciting development can be found via the local authority planning portal (Ref. No: DC/2020/02004), and our office is available to provide further details. Opportunities like this, with full planning permission for a stunning barn conversion, are seldom available. Early viewing of this established plot is highly recommended to fully appreciate its potential. Don't miss out on the chance to bring your vision to life – contact us today to arrange a viewing.

Proposed Appearance







The line is indicative of the location only boundaries are subject to confirmation with the deeds