



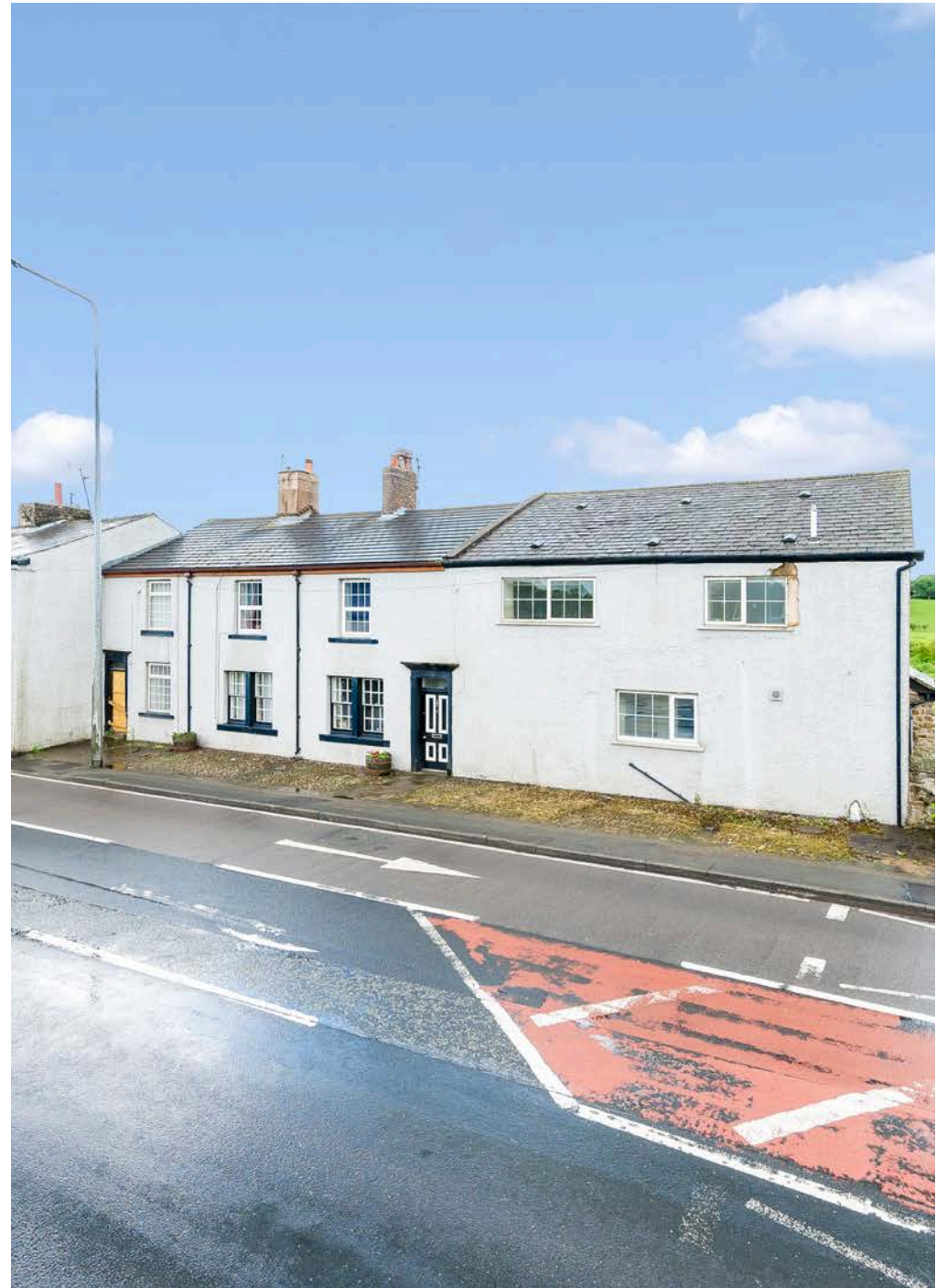
1 - 6 Windmill Cottages

£550,000

Guide Price

1 - 6 Windmill Cottages
Preston New Road, Mellor, Blackburn, BB2 7NT

INGHAM & YORKE





Description

An exciting opportunity to acquire Nos. 1-6 Windmill Cottages, comprising a terrace of four traditional two-storey cottages, together with the adjoining end-gable property arranged as a ground-floor office and self-contained first-floor flat.

Conveniently situated just off Preston New Road in Mellor Brook, the properties offer strong appeal to commuters, couples, families and single occupants alike, making them an attractive investment opportunity.

The properties benefit from the excellent range of amenities and services available in the nearby village of Mellor, including a primary school, public houses, independent shops, a garage and St Thomas' Church.



Each of the four terraced cottages enjoys its own private rear garden with attractive views across open countryside. The properties also benefit from ample off-road parking, a particularly valuable feature in this location.

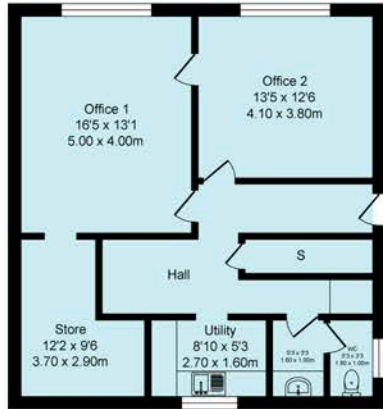
Extending to approximately 0.31 hectares (0.76 acres) in total, 1-6 Windmill Cottages presents a rare opportunity for investors and developers seeking a well-located residential asset with potential for future enhancement and development, subject to obtaining the necessary planning consents.

The nearby town of Blackburn, approximately 10 minutes by car, provides a comprehensive range of amenities including schools, a hospital, supermarkets, banks and a wide variety of professional and leisure services.

Windmill Cottages, Preston New Road, Mellor Brook, Blackburn, BB2 7NT

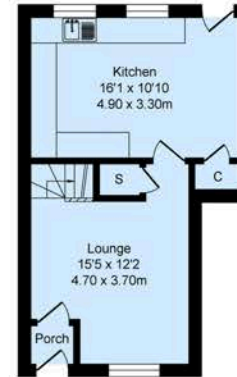
Total Approx. Floor Area 4459 Sq.ft. (414.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

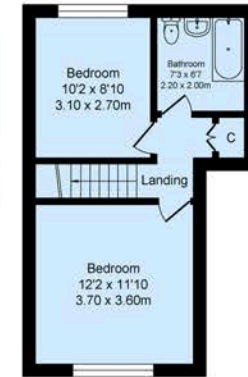


Ground Floor
Approx. Floor Area 794 Sq.Ft (73.8 Sq.M.)

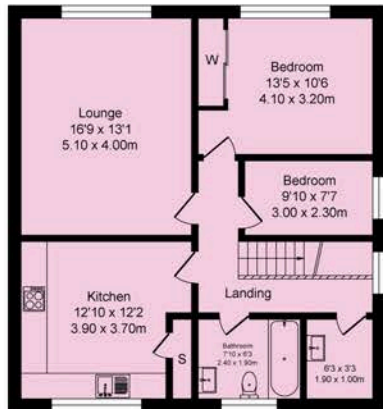
- Flat 6
- No.1
- No.2
- No.3
- Office 5



Ground Floor
Approx. Floor Area 377 Sq.Ft (35.0 Sq.M.)

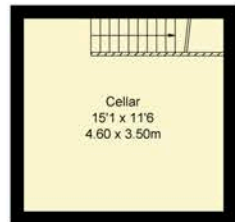


First Floor
Approx. Floor Area 367 Sq.Ft (34.1 Sq.M.)



Ground Floor
Approx. Floor Area 38 Sq.Ft (3.5 Sq.M.)

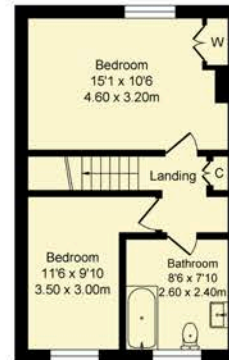
First Floor
Approx. Floor Area 794 Sq.Ft (73.8 Sq.M.)



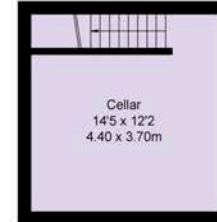
Cellar
Approx. Floor Area 229 Sq.Ft (21.3 Sq.M.)



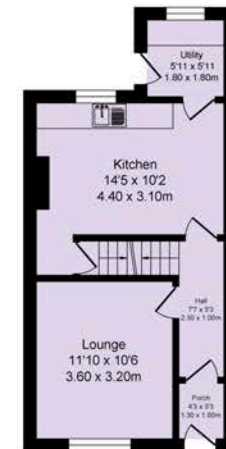
Ground Floor
Approx. Floor Area 461 Sq.Ft (42.8 Sq.M.)



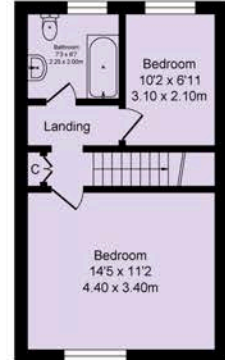
First Floor
Approx. Floor Area 394 Sq.Ft (36.6 Sq.M.)



Cellar
Approx. Floor Area 220 Sq.Ft (20.4 Sq.M.)



Ground Floor
Approx. Floor Area 411 Sq.Ft (38.2 Sq.M.)



First Floor
Approx. Floor Area 374 Sq.Ft (34.7 Sq.M.)

Description

1 Windmill Cottage (100.7 m²)

An entrance porch and hallway lead into a shaker-style kitchen and onward to the reception room, which features an open fire with flagged hearth. To the first floor are two bedrooms and a bathroom fitted with a three-piece suite. The property also benefits from a useful cellar.

2 Windmill Cottage (93.3 m²)

The ground floor comprises an entrance porch, hallway, reception room, kitchen and rear porch/utility room. To the first floor are two bedrooms and a bathroom fitted with a three-piece suite. The property also benefits from a cellar accessed via stone steps.

3 Windmill Cottage (69.1 m²)

An entrance porch leads into the reception room, which benefits from a wall-mounted gas fire with decorative wooden surround, and onward to the kitchen. To the first floor are two bedrooms and a bathroom fitted with a three-piece suite.

4 Windmill Cottage (125 m²)

Please note this property is currently subject to a tenancy under the Rent Act 1977. Further information is available upon request.

The accommodation comprises an entrance porch, two reception rooms and a kitchen at ground-floor level. One reception room features a stone fireplace with flagged hearth, whilst the second benefits from an open fireplace. To the first floor are three bedrooms and a bathroom fitted with a three-piece suite.

5 Windmill Cottage - Ground Floor Office (73.8 m²)

The ground-floor office accommodation comprises an entrance hallway, two offices, a third office/store room, kitchen, washroom and WC. Heating is provided by electric storage heaters.

Planning Permission

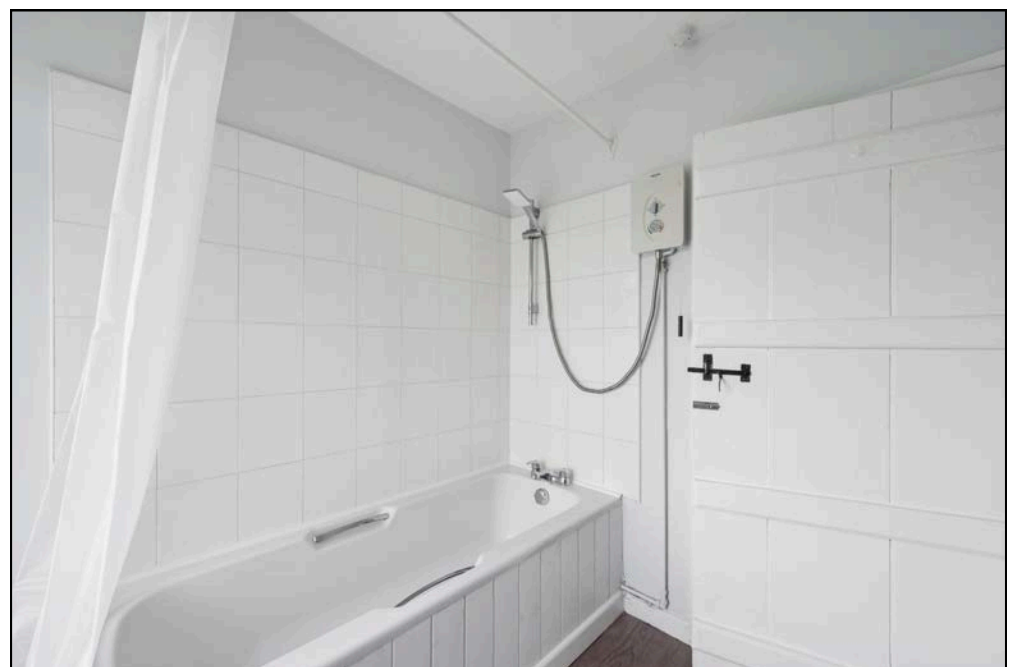
Planning permission was granted under application reference 07/2024/00143/FUL for the:

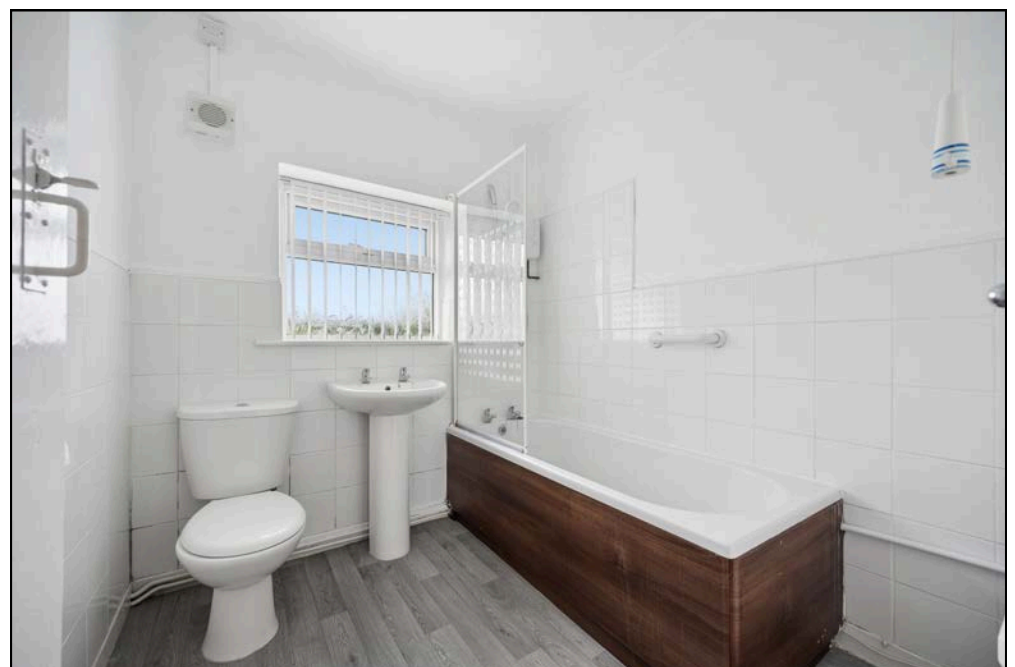
"Change of use from mixed use as ground floor office and first-floor apartment (sui generis) to two apartments (Use Class C3)." The consent allows for the conversion of the existing ground-floor office accommodation, currently comprising two office rooms, a storage room, kitchen and WC facilities, into a spacious one-bedroom apartment incorporating a kitchen, living room and shower room.

Full details of the planning permission are available via the Local Planning Authority's Planning Portal.

6 Windmill Cottage - First Floor Flat (73.8 m²)

The self-contained first-floor flat is accessed via a private entrance porch with stairs leading to the accommodation. The flat comprises a hallway, utility room with plumbing for a washing machine, bathroom fitted with a three-piece suite, kitchen, reception room and two bedrooms. Heating is provided by electric storage heaters.







Background Information

Access, Easements and Wayleaves: The property is sold subject to and with the benefit of all existing rights of way (public and private), light, support of drainage, telephone, electricity supplies (where available) and other rights and obligations, easements, quasi-agreements, restrictive covenants and all existing proposed wayleaves, masts, pylons, stays, cables, drains, water, gas and other planning schemes to the Local Authority whether referred to in these particulars or not. A right of access is to be reserved by the Vendor and their successors in title to access the field at the rear of the property for all purposes and at all times.

Boundaries and fencing obligations: Purchasers are to satisfy themselves of the condition of boundaries. The Purchasers and their successors in title will remain responsible for maintaining a stock proof fence adjoining the vendors retained land to the rear of the property.

Coal field/mining: The property is not within a high-risk development area.

Council Tax: Nos. 1, 2, 3, 4, and 6 Windmill Cottages - Band A.

Condition of the Property: The property is being sold as seen in its current condition including all fixtures and chattels.

Energy Performance Certificates: No. 1 - Energy Rating 'D'; No.2 - Energy Rating 'C'; No.3 - Energy Rating 'C'; No.4 - Energy Rating 'D'; No.5 - Energy Rating 'E'; No.6 - Energy Rating 'E'

Flooding: The UK Government flood map for planning shows the property located in Flood Zone 1.

Health and Safety: Ingham & Yorke LLP take no responsibility for any loss or damage when accessing the property.

Local Authority: South Ribble Borough Council, Civic Centre W Paddock, Leyland PR25 1DH. Contact Tel.: 01772 625625

Method of Sale: Private Treaty. If there is a high level of interest best and final offers may be sought.

Money laundering regulations and compliance: The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 state Ingham and Yorke LLP are required to undertake due diligence checks on prospective purchasers prior to any offer being accepted. Any prospective purchasers looking to offer on the property will be required to provide photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) with their offer.

Plans, area and schedules: Plans provided in these particulars are based on Ordnance Survey, Promap and Land Registry digital mapping. Information is provided for reference purposes only. The purchaser must satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale nor entitle any party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Planning: Application number 07/2024/00143/FUL for Change of use from mixed use as a ground floor office and first-floor apartment (sui generis) to 2no. apartments (Class C3). The application is available to view on South Ribble Borough Council Planning Portal.

The vendor is not aware of any planning consents to surrounding property of any impact.

Professional Services: Please do not contact any of the professionals who have prepared documents for the planning application unless prior permission is granted by Ingham & Yorke LLP beforehand.

Overage: Windmill Cottages are offered for sale as a whole subject to an Overage Provision. The Overage Provision will remain in place for a period of 20-years from the date of completion. The Overage Provision will provide that in the event of any change of use of the properties (save for a change pursuant to planning permission 07/2024/00143/FUL) or any other development (as defined by the Town & Country Planning Act 1990) during the 20 year period, the purchasers (or their successors in title) shall be liable to pay the vendors (or their successors in title) a sum equivalent to 25% of any increase in value (to include marriage value) occurring as a result of any change of use and/or development. Any overage payable under the Overage Provisions would be payable on the earlier of the implementation of any planning permission or change of use or the disposal of the property with the benefit of any planning permission.

Services: The property in its entirety benefits from mains electric, water and drainage. Nos. 1-4 inclusive also has the benefit of mains gas connection.

Please note that these services have not been tested by Ingham & Yorke LLP. It is the responsibility of the purchaser to satisfy themselves of the presence and working condition.

Title & Tenure: The property is for sale freehold with vacant possession except for No.4 which is subject to tenancy under the Rent Act 1977.

Viewings: Viewings are strictly by appointment only with the selling agent. All enquiries should be directed to Ella Mounsey.

Subject to Contract. Photos taken March and June 2026



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