



Buckshaw Hall and Barn, Knight Avenue, Chorley, PR7 7HW

A unique development project opportunity of a Grade II* Listed Hall and substantial Barn conversion.

Offers in Excess of £600,000

- Historic Grade II* listed Hall
- Requires interior fit out
- Outlined planning for 4 detached houses
- Barn: Approx 4,000 SQ.FT
- Detached Barn
- Fantastic investment opportunity
- No Chain Delay
- Hall: Approx 3,100 SQ.FT



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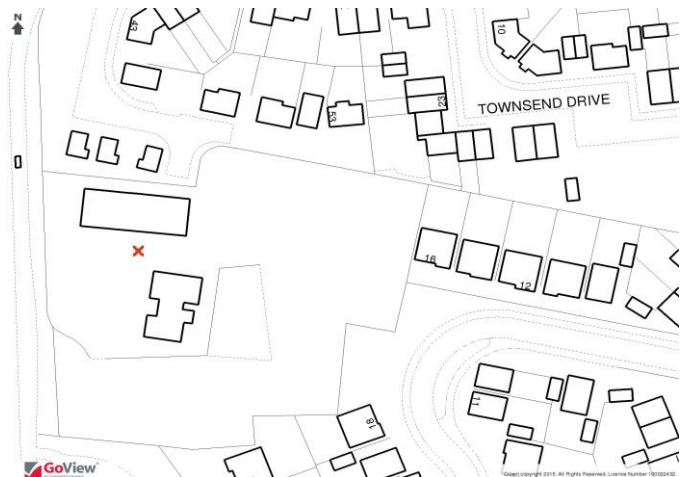
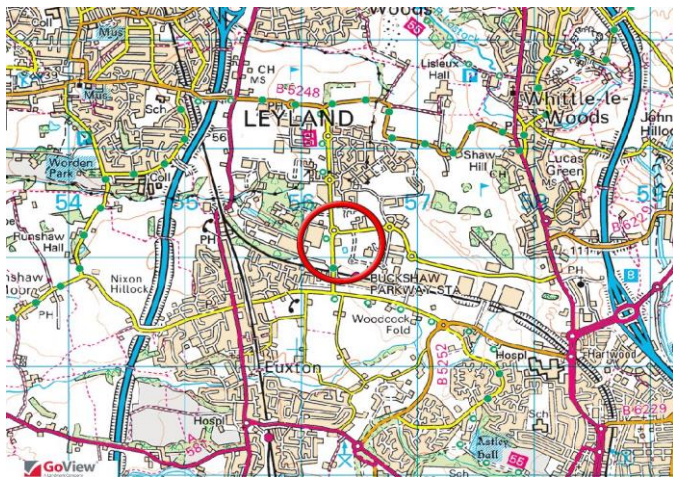
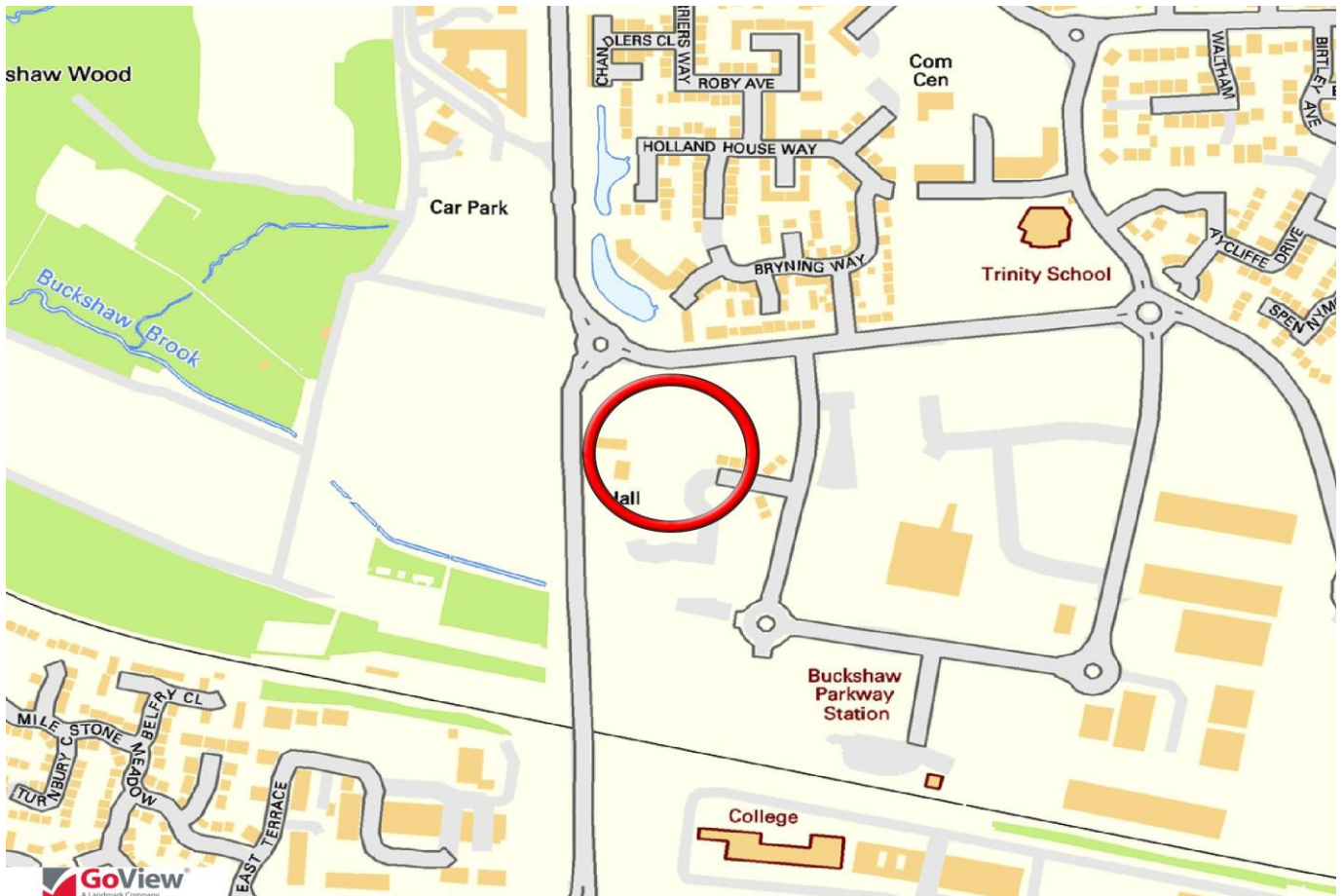
Regan & Hallworth are delighted to offer this unique opportunity to acquire a part of English History. Described by English Heritage as “the most architecturally correct building in the north of England”. Buckshaw Hall and Barn is of special architectural and historic interest set in a gated community on one of the most prestigious developments in the area. The site was formally acquired by Redrow Homes and as a condition of planning according to the seller they had invested almost £600,000 in the fabric of the building. Outlined planning has now been granted for an additional 4 dwellings to be built on site.

The Hall; now structurally sound, the exterior, oak frame windows and roof have all been restored back to their former glory. The Hall will require a complete interior fit out. Gas, electric and water connections have all been approved. It is estimated the interior fit out of the Hall will cost in the region of circa £320,000. The Barn; this requires the interior fit out to be completed although extensive work has already been done to the Barn. Gas, electric and water connections have all been approved. It is estimated that the interior fit out for the Barn will cost in the region of £147,000.

If you would like more information on this exciting “land mark” project or would like to book an accompanied viewing, please contact our Standish/Chorley showroom 01257 473727 for more details.

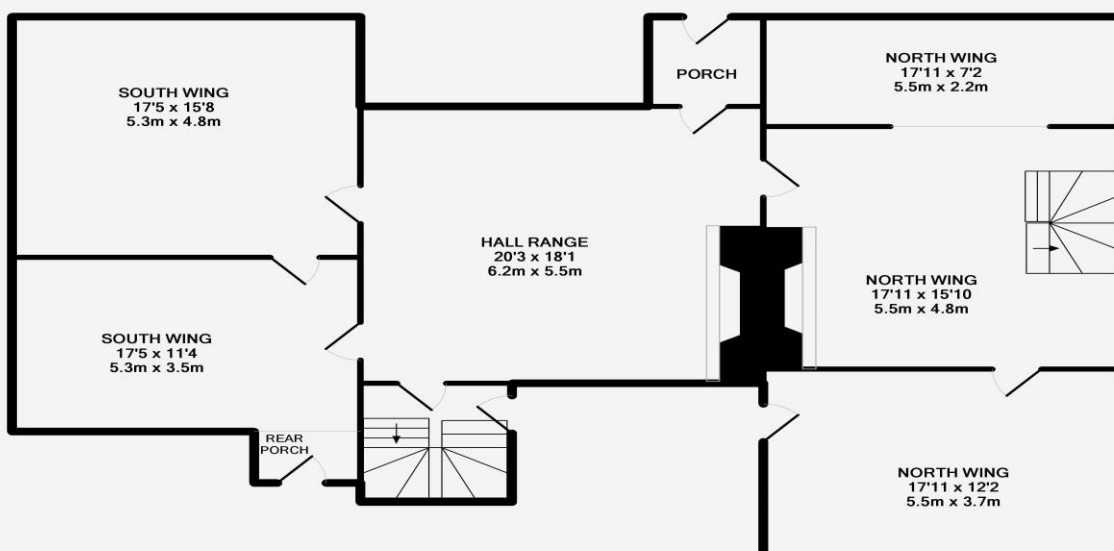




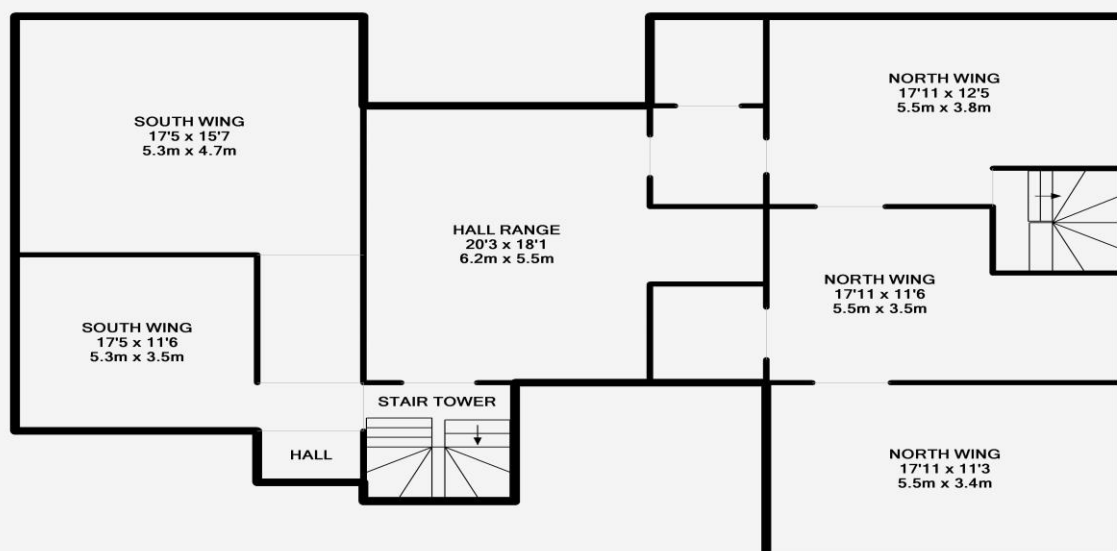


We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given by us that they are in working order. All measurements are and land sizes are quoted approximately. Tenure- Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. Council Tax - You are advised to contact the local authority for details. Wigan: 01942 244991 West Lancs: 01695 585258 If there is any point of particular interest to you please contact us and we will be pleased to check the information.





GROUND FLOOR
APPROX. FLOOR
AREA 1576 SQ. FT.
(146.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1576 SQ. FT.
(146.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 3152 SQ. FT. (292.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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If you would like to arrange a viewing of this property please contact one of our three local showrooms. Additional information on this property is available at www.reganandhallworth.com

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