

Hotel / Potential Residential Development Opportunity

Kirk Mill, Malt Kiln Lane, Chipping, Preston, Lancashire, PR3 2GP

- Potential Residential Development Opportunity - Subject to Planning
- Positioned in Bowland Forest and surrounded by the picturesque Ribble Valley
- Multiple award-winning food and beverage establishments within the area
- Planning permission granted for change of use to the Grade II listed Kirk Mill for hotel use
- Potential to improve existing consents subject to planning



SITUATION

Chipping is a picturesque village situated in the Forest of Bowland Area of Outstanding Natural Beauty, in the county of Lancashire. This medieval conservation area benefits from good connectivity to other towns in the North West of England, being situated 8.5 miles north west of Clitheroe and 12.7 miles north east of Preston.

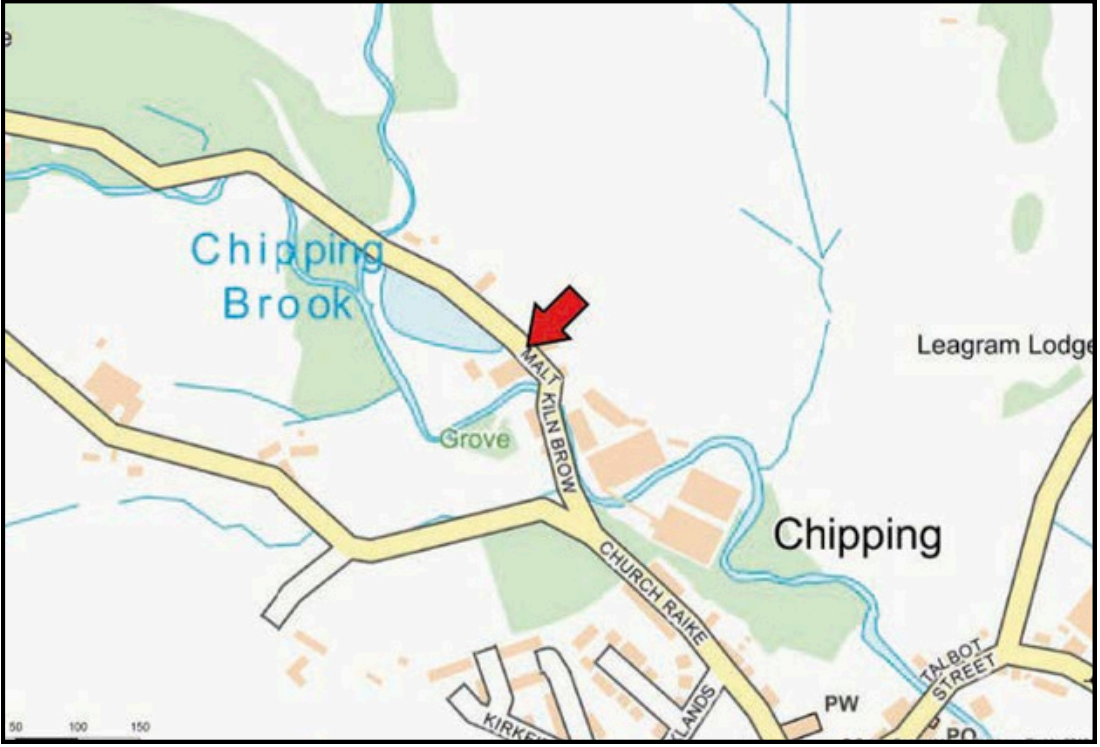
Positioned close to the south-western edge of the Forest of Bowland, Chipping is an area of incredible natural heritage in the heart of the Ribble Valley. The Valley provides a connection between Chipping and the Forrest of Bowland whilst forming a gateway to Sykes Fell from both Longridge and Clitheroe.

Given its well-documented history and subsequent conservationist efforts, the area is widely renowned for its unspoilt countryside and wildlife, earning it the official title of an 'Area of Outstanding Natural Beauty' (AONB). The area also won the RHS Britain in Bloom Gold Award for the Best Village in 2009, in addition to more recent awards in 2016 and 2017 for the Northwest in Bloom competitions.

THE OPPORTUNITY

This exciting development opportunity comprises the Kirk Mill building, situated on Malt Kiln Brow, close to the centre of the village of Chipping in the Forest of Bowland.

Town	Miles
Clitheroe	8.5
Preston	13
Blackburn	13.5
Blackpool	3.5
Southport	32
Manchester	40
Leeds	54
Sheffield	77



DEVELOPMENT OPPORTUNITY + PLANNING CONSENT

We are advised that Kirk Mill has the benefit of a valid planning consent, granted under planning permission 3/2014/0183, which provided for a wider mixed used re-development, part of which has now been sold and is excluded accordingly. (Consent granted under appeal notices APP/T2350/W/15/3119224 & APP/T2350/Y/15/3119225). The consent provided for the conversion and development of an 18 bedroom hotel, bar and restaurant within the primary structure of the original Kirk Mill.

An incoming purchaser may wish to explore alternative leisure, commercial or residential development opportunities, subject to obtaining planning permission or any other necessary consents.

Interested parties should make their own enquiries regarding the planning status of the site via the Ribble Valley Borough Council website.

www.RibbleValley.gov.uk



The Kirk Mill, The Pond + Land

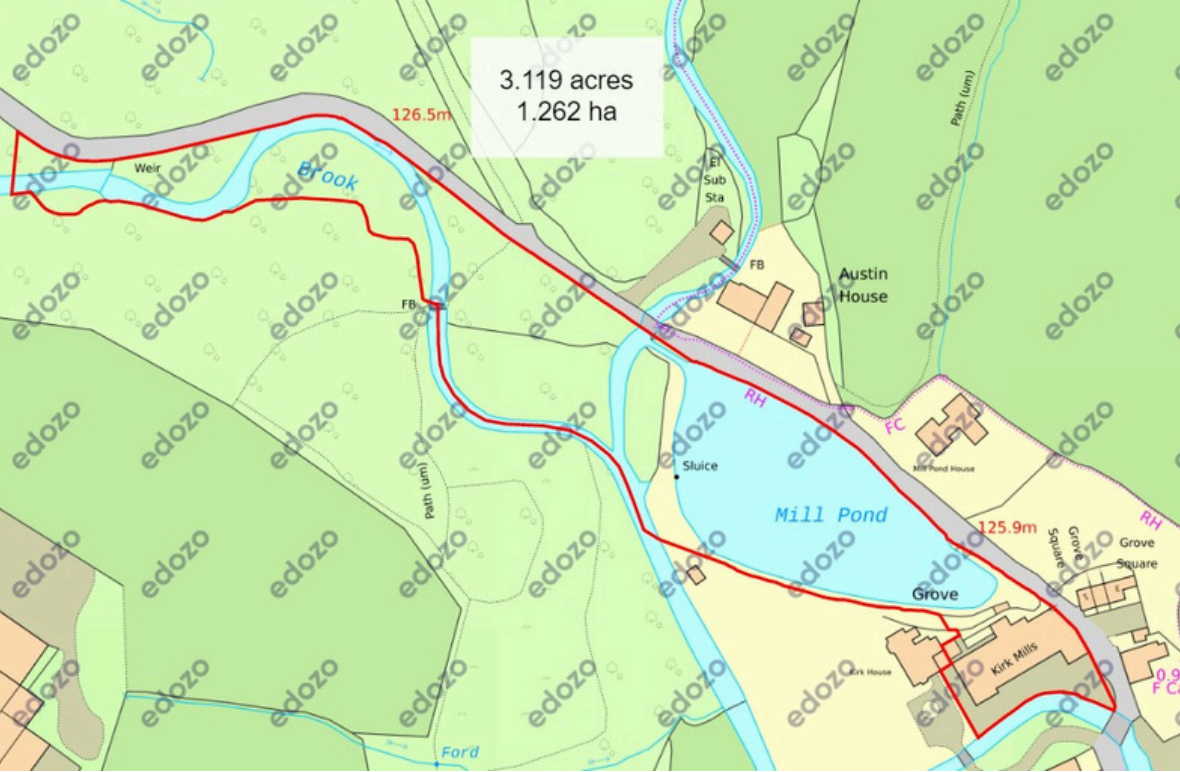
Price on Application

The Kirk Mill, The Pond and land comprises approximately 3.1 acres (1.2 hectares) and is situated on the Western side of Malt Kiln Brow. It includes the attractive Grade II listed three storey mill, known as Kirk Mill. The property is of traditional stone construction under a dual-pitched slate roof. The property dates back to 1785 and still has many of its original features such as the water-powered wheel and gearing system.

The property has recently undergone significant work to ensure it is structurally sound and has then been stripped back to developers core condition. Works include a new roof, full stone cleaning/pointing and structural steelwork has been added. The property is ready and prepared for redevelopment into an 18 bedroom hotel, bar and restaurant.

The Mill has been refurbished to a developers' shell specification in order to ensure flexibility upon completion of sale. Adjacent to the Mill is the original Mill Pond and an area of woodland providing a number of different exciting possibilities and opportunities for a purchaser, subject to planning. The pond has potential for fishing usage and the large private grounds including riverside walks and wooded areas.

Tenure: Freehold



SERVICES

We understand that mains electricity, drainage and water are available to be connected. We have not undertaken any tests to ascertain the condition or capacity of these services.

ENERGY PERFORMANCE CERTIFICATE

Exempt.

RATES

The individual Lots are not currently listed. Upon completion of the development the respective new elements of the scheme will be assessed and added to the rating list accordingly.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

To arrange a viewing please contact:



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1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: June 2025

