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JULIAN PECK  
Properties  
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# Unique Detached Stone-Built Studio Office

1,150 SQ FT (106.84 SQ M)

📍 THE WAP BUILDING, DARK LANE, WHITTLE-LE-WOODS, CHORLEY, PR6 8AE

TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Charming detached stone-built studio office with elevated Dark Lane frontage
- Rebuilt in 2015 - blending Edwardian period character with modern professional workspace
- Additional detached stone garage/showroom with green roof - presently utilised as showroom but ideal as storage, office, studio, boardroom
- Open-plan interiors, glazed partitions, vaulted ceilings and orangery extensions opening to the gardens
- Kitchenette and WC with shower
- Excellent nearby amenities: David Lloyd, Malt House Farm, Premier Inn, The Red Cat
- Chorley 2 miles South-west; Preston 4 miles North-west
- Private parking for 6+ vehicles
- Well regarded Whittle-le-Woods location adjacent to the Leeds-Liverpool Canal, close to the A674 and M61 (J8)
- Planning consent for change of use to residential, underpinning investment value and flexibility
- Rent £30,000 pax or £400,000 freehold (vacant possession)



## LOCATION

Chorley is a popular West Lancashire district with superb regional links-8 miles from Wigan, 11 from Bolton, 12 from Preston and 20 from Manchester.

The property sits in sought-after Whittle-le-Woods, directly beside the Leeds-Liverpool Canal on Dark Lane, parallel to the A674 and just 0.75 miles from Junction 8 of the M61. Chorley town centre is only 2 miles away, with Preston 4 miles to the north-west.

The surrounding area is mainly residential, complemented by nearby amenities including David Lloyd Health Club, Malt House Farm Pub, Premier Inn and The Red Cat gastro pub. The property also benefits from direct pedestrian access to Jackson's Locks and the canal towpath.

## DESCRIPTION

Originally built in the 1840s as the entrance lodge to the famed alkaline and chalybeate spring within the landscaped grounds of the former Howard Arms Hotel now the exclusive Heys Lodge residential development

The Porter's Lodge was effectively re-built in 2015 by Peck Properties. The restoration retained its historic character while converting it into stylish, flexible and professional studio office accommodation.

The property includes a detached new-build stone garage/showroom with a green roof, suitable for additional office, studio, boardroom, or showroom space. Internally, the main building is predominantly open-plan, featuring vaulted ceilings and is potentially capable of accommodating a mezzanine level. There are glazed partitions, painted plaster walls, timber-effect flooring, and a mix of spot and pendant lighting. Two architect-designed orangery extensions at the rear provide extra office or meeting space with direct access to the landscaped gardens.

Additional amenities include kitchenette, WC with shower facility, whilst the garage/showroom is also finished to a high standard with spotlighting, painted surfaces, electric heating, and UPVC glazed doors/windows.

Externally, the property benefits from mature landscaped gardens, paved seating areas, and private parking at the front for 6 vehicles.

## ACCOMMODATION

In accordance with the Code of Measuring Practice (6<sup>th</sup> Edition), we have calculated the following approximate Net Internal Areas:

| Description/Floor                     | Sq M          | Sq Ft         |
|---------------------------------------|---------------|---------------|
| WAP Building - Ground Floor           | 77.48         | 834           |
| Garage Studio/Showroom - Ground Floor | 29.36         | 316           |
| <b>Total</b>                          | <b>106.84</b> | <b>1,150*</b> |

**\*plus private parking for 6 vehicles**

## SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

## LEASE TERMS, RENTAL & SALE PRICE

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

**Rental** - £30,000 per annum exclusive.

**Sale Price** - Offers in the Region of £400,000 (Freehold with Vacant Possession)

\*Available to occupy from end of March 2026\*

## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

## EPC

The property has an current Energy Efficiency Rating of C(70). The certificate is valid until 7th February 2028. A full copy of the Report is available upon request.

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £3,900, with effect from 1st April 2023. **100% Business Rates Relief available for qualifying occupiers.** The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

## USE/PLANNING

E-class (Commercial, Business & Services). Interested parties are to make their own enquiries with the Local Planning Authority (Chorley Council) with regards to their intended use of the property. The property has planning consent for change of use from offices to residential, which underpins investment value and flexibility.

## TITLE/TENURE

The property is held Freehold under Title Numbers LAN83103 and LAN128315.

## EPC

The property has an current Energy Efficiency Rating of C(70). The certificate is valid until 7th February 2028. A full copy of the Report is available upon request.

## ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all prospective buyers and tenants involved in the transaction.

## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

**Daniel Westwell** | Director

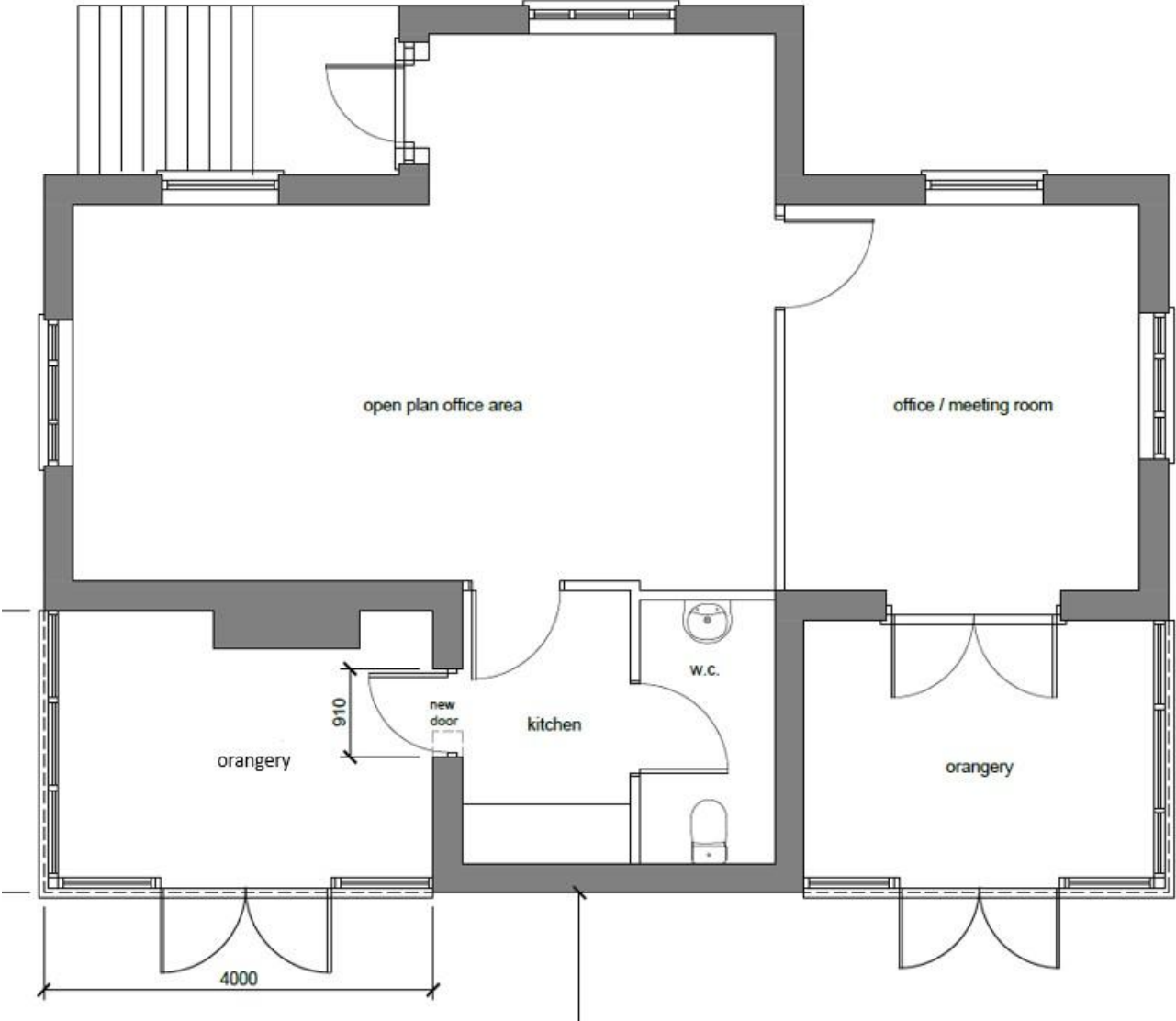
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**Important Notice :** Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.

**Floor Plan - The WAP Building**



**Floor Plan - Garage/Showroom**

