

LAND

FOR SALE

FORMER CARE HOME

PROMINENT EDGE OF TOWN LOCATION

REDEVELOPMENT OPPORTUNITY

JOINT VENTURE WOULD BE CONSIDERED

SITE AREA 0.36 HECTARES (0.91 ACRES)



FORMER LOWER RIDGE CARE HOME
BELVEDERE ROAD
BURNLEY
BB10 4BQ

LOCATION

Situated on Belvedere Road (A6114) close to Burnley Football & Cricket Clubs. Burnley town centre and all its amenities are within close proximity.

Belvedere Road is accessed via Yorkshire Street. Thompson Park is also within walking distance.

DESCRIPTION

Three storey former care home of brick construction which provides 35 bedrooms together with communal facilities on the ground floor.

ACCOMMODATION

Ground Floor Reception, Kitchen Dining Hall, Office, Meeting Rooms, Bedrooms, Bathrooms, w.c.'s & Storage	688 sq.m.	7,403 sq.ft.
First Floor Bedrooms, Bathrooms, w.c.'s & Storage	453 sq.m.	4,874 sq.ft.
Second Floor Bedrooms, Bathrooms, w.c.'s & Storage	453 sq.m.	4,874 sq.ft.
Third Floor Tank / Plant Room	32 sq.m.	344 sq.ft.
Basement Storage & Plant Room	110 sq.m.	1,184 sq.ft.
Total GIA	1736 sq.m.	18,679 sq.ft.

The areas are gross internal and taken from floor plans.

EXTERNALLY

Front landscaped garden area with an access drive way to a rear car park and service area. There is further enclosed grassed areas to the rear. Detached single garage within the grounds. Site Area approximately .36 hectares (0.91 acres).

PLANNING

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority. Enquiries should be directed to Burnley Borough Council 01282 425011.

The vendor has undertaken a pre app discussion with the local authority which concluded that the principle of HMO development on this site is acceptable based upon the information submitted. A copy of the pre application advice is available upon request.

TENURE

Freehold we are informed.

PRICE

GUIDE PRICE £450,000.

JOINT VENTURE

The owners will consider a joint venture with appropriate parties. Further details upon request.

VAT

If applicable VAT will be charged at the current prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

