

PROPERTY PARTICULARS

LAND

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

FOR SALE



LANGROYD HALL LANGROYD ROAD COLNE BB8 7AN

- Prominent development site at the edge of Colne
- Grade II listed building plus development land
- Planning consent for extra care residential development
- 0.56 hectares (1.38 acres)
- Conditional offers will be considered
- Suitable for a variety of uses including residential development

LOCATION

Situated off Langroyd Road at its junction with Red Lane approximately 1.2 miles north of Colne town centre. The site is also approximately 1.5 miles from Junction 14 of the M65 motorway.

The site is to the north of Colne heading towards the villages of Foulridge, Barnoldswick and Earby.

DESCRIPTION

Predominantly two storey property which was last used as a pub and restaurant.

The building has partial basements beneath and a single storey area to the North East of the building.

The property is of traditional stone construction with stone lintels and mullions forming window and door openings. The roof consists of various pitched areas clad in slate.

The building and site is entered into via a long driveway flanked at the entrance by stone gate piers.

ACCOMMODATION

The existing buildings have a Gross Internal Floor Area of approximately 687 sq.m. (7,395 sq.ft.).

The site in total is .56 hectares (1.38 acres).

EXTERNALLY

The entrance to the site is via a long driveway with the building sat in a large former landscaped area which includes large existing tarmacadam car park to the front of the former pub / restaurant.

PLANNING

Planning consent was granted on the 20th July 2020 for the demolition of part of whole (40cu.m.), change of use of Langroyd Hall from public house (Use Class A4) to extra care residential institution (Use Class C3), erection of four new build units to form 32 no. extra care apartments with ancillary gymnasium, hairdressers and associated car parking.

Application No. 19/0893/FUL. Plans and associated reports can be obtained from the Pendle Council Planning website.

Listed building consent was obtained on the 27th April 2020 for the demolition of part whole (40cu.m.), erection of two single storey extensions, removal of rear roof link, reinstatement of original staircase and roof slates, replacement windows, replacement of roof slates, internal alterations to remove and install internal walls. Application No. 19/0894/LBC.

Interested parties should make their own enquiries to Pendle Borough Council, Telephone No. 01282 661661.

SERVICES

It is the prospective purchaser's responsibility to verify the position with regard to the availability of the services to the site.

TENURE

Freehold we are informed

PRICE

GUIDE PRICE UPON REQUEST.

Our client will consider both conditional and unconditional offers for the site.

VAT

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

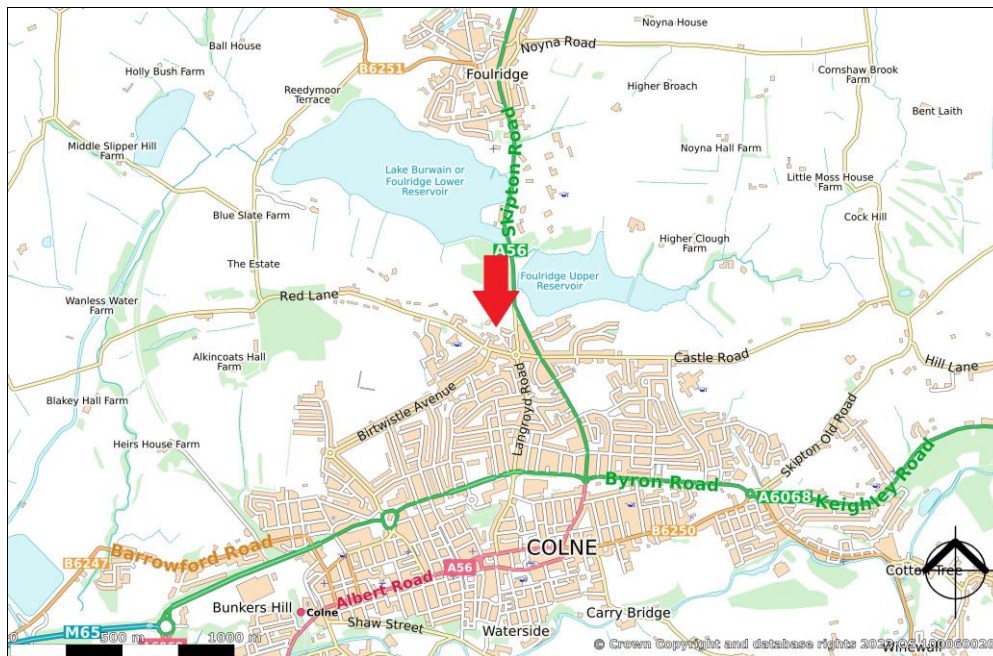
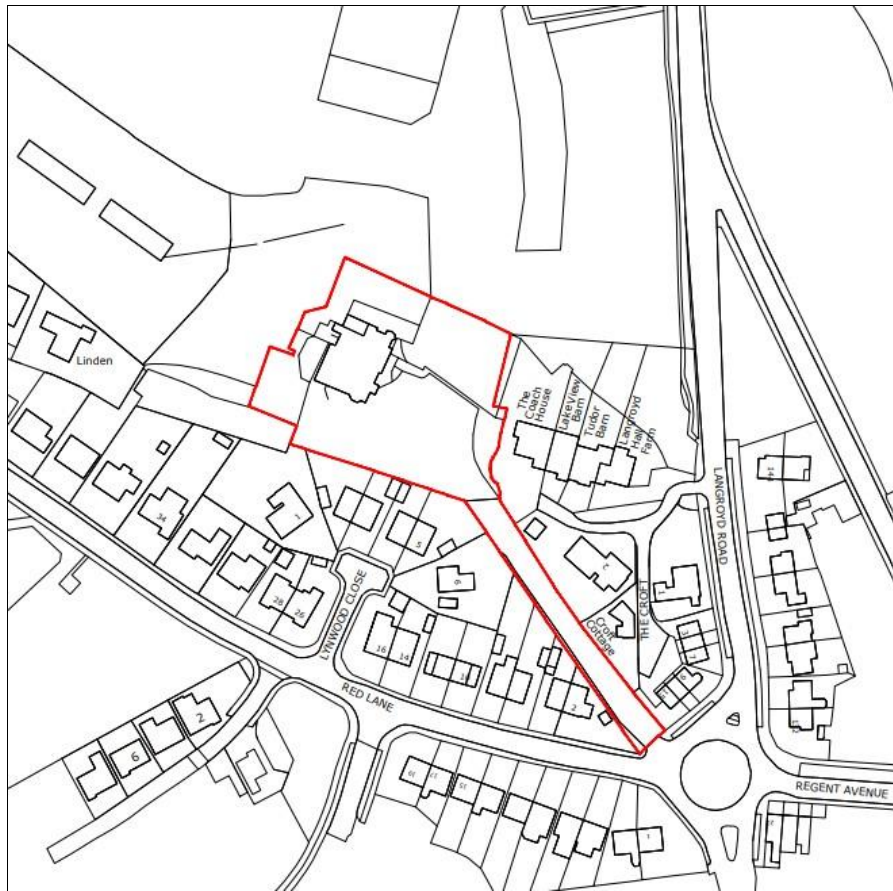
LEGAL COSTS

Each party to be responsible for their own costs incurred in the transaction.

VIEWING

THE SITE CAN BE VIEWED AT ANYTIME BUT UNDER NO CIRCUMSTANCES SHOULD THE BUILDING BE INSPECTED WITHOUT PRIOR APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.





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