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Commercial Property Consultants
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incorporating Irvine Taylor

**FOR
SALE**



RESIDENTIAL CARE HOME WITH POTENTIAL FOR VARIOUS USES S.T.P.

238 m² (2,562 ft²)

**1-2 North Lodge
Ashton Road
Lancaster
LA1 5AH**

- Prominent detached property
- Attractive residential area
- Close proximity to Lancaster City Centre
- Set within attractive grounds including designated car parking
- Suitable for a range of uses S.T.P

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 Lancaster
 LA1 1EX



Location

The property is situated in a prominent location on the corner of Ashton Road (A588) and Bridge Road within a predominantly residential area.

The immediate location is heavily treed making for an attractive aspect with the popular residential suburb of Haverbreaks immediately to the west, Lancaster Royal Infirmary to the north and Lancaster City Centre approximately 1 km to the north.

Lancaster offers an excellent range of amenities in addition to a west coast main line train station connecting with Preston and further afield to the south and Penrith/Carlisle and ultimately Glasgow/Edinburgh to the north.

Description

The property is a vacant residential institution being of stone construction beneath pitched slate roofs predominantly arranged over two levels with partial single-storey accommodation to the side and rear.

The accommodation is mainly cellular providing a mix of lounges, bedrooms, kitchens and bathrooms generally benefiting from fluorescent lighting and gas-fired central heating. The premises also benefit from mixed single and double glazed timber windows.

Externally the property is located within attractive landscaped grounds including hedgerows, a number of mature trees together with a tiered garden/yard area to the rear. 4 dedicated car parking spaces are also provided.

Accommodation

The premises have been estimated to extend to the following gross internal floor areas:

	m ²	ft ²
Ground Floor	156	1,679
First Floor	82	883
Total	238	2,562

Services

We understand that all mains services are available to the premises including electricity, gas, water and drainage.

We would advise interested parties to make their own separate enquiries in this regard particularly in relation to capacities if redevelopment is proposed.

Council Tax

We understand that the premises have two separate Council Tax assessments as follows:

1 North Lodge	Council Tax Band C
2 North Lodge	Council Tax Band D

Interest parties are recommended to make their own enquiries via the local authority or via the Direct.gov website.

Planning

We understand that the premises benefit from planning consent generally within Class C3(b) of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are, however, recommended to make their own separate enquiries of the planning department at Lancaster City Council (tel. 01524 582900).

Tenure

The property is held freehold and will be sold with the benefit of vacant possession.

A right of way benefiting the property also exists with further information available upon request.

Asking Price

Offers invited.

Further Information

A range of further information is available upon request including plans and an asbestos register.

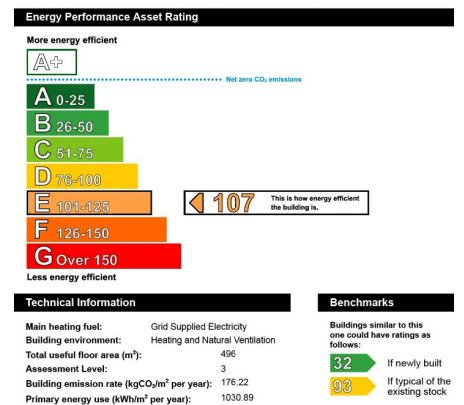
VAT

We understand that the purchase price will NOT be subject to VAT.

Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building
 1-2 North Lodge
 Ashton Road
 Lancaster
 LA1 5AH
 Certificate Reference Number:
 9717-3098-0236-0200-8195

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.



Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

Overage and Clawback Provisions

Standard NHS overage and clawback provisions apply to this sale with further information available upon request. Consideration will be given to a sale without this condition.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01524 60524

Contact: Harry Holden / Mark Clarkson

Email: hjh@eckersleyproperty.co.uk / mac@eckersleyproperty.co.uk