



DEVELOPMENT OPPORTUNITY

FOR SALE

Former Deerplay Rest Home
10 Heald Lane
Weir
Bacup
OL13 8NZ

Size: 870 sq.m 9,363 sq.ft

- Former detached church converted into Nursing Home a number of years ago.
- Pleasant residential location with open aspect to the front.
- Potential for conversion into apartments / residential dwelling subject to obtaining Planning Consent.
- Site area approx. 0.3 acre.

LOCATION

The property is situated on Heald Lane, just off Burnley Road (A671), which is the main arterial route between Bacup / Rawtenstall and Burnley. Bacup town centre and its amenities are approximately 2 miles distant, and Burnley 4 miles distant.

DESCRIPTION

This detached church was built in 1867 and is of stone construction with a pitched slate roof.

The main church was converted in approximately 1980, a first floor was provided, and the property was re-roofed, re-wired, and re-plumbed and UPVC double glazing was installed. The premises were converted into a 22 bedroomed nursing home, with the associated lounge, dining room, fitted kitchen bathrooms and office.

The first floor bedrooms are all en-suite with a pleasant aspect.

To the rear of the property is the former Sunday School, this is of similar construction and is currently used for storage.

The property is set in approximately 0.3 acre. There is limited parking to the front and garden areas to the side.

There is potential to provide additional car parking with partial demolition of the former Sunday School..

ACCOMMODATION

Ground floor 310 sq.m 3,336 sq.ft

First floor 310 sq.m 3,336 sq.ft

Former Sunday School 250 sq.m 2,691 sq.ft

Gross internal area 870 sq.m 9,363 sq.ft

SERVICES

The property has the benefit of all mains services. There is gas fired central heating to the former Nursing Home.

SERVICES RESPONSIBILITY

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

PLANNING

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

BUSINESS RATES

To be assessed.

PRICE

£325,000 (three hundred and twenty five thousand pounds).

LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred.

EPC

An Energy Performance Certificate is available upon request.

VAT

All Prices quoted may be exclusive of but may be subject to VAT at the prevailing rate.

VIEWING

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