





## The Port House Moneyclose Lane, Heysham, Morecambe, LA3 2UW

Explore the extraordinary potential of The Port House, currently a multi-use property with residential and business permissions. The property is located in a quiet cul-de-sac adjacent to Heysham port and strategically placed for business and tourism. The Port House is now operating as an established guest house and offers an opportunity to purchase for residential, HMO, guest house, assisted housing or care home purposes. This prime location is just 10 minutes drive from the M6 motorway, convenient for Heysham Port, Heysham Power Stations and close to Heysham Village. The Port House currently has C1 planning status. Transformation to an HMO, apart-hotel, serviced apartments, assisted housing or care home use would be easy to achieve, subject to securing the necessary permissions. The Port House offers excellent accessibility to local schools, road, rail and bus transport, convenient for visitors and contractors associated with Heysham Power Stations and the growing HMO market. The proximity to Heysham Port brings numerous advantages, including economic opportunities and logistical convenience. Acquisition of such a property close to many long established local businesses enable opportunities for short, medium and long term investment. The building has been purposely re-built to very high construction and building regulation standards including certified sound proofing, high specification insulation, RJ45 distribution and fire proofing. It has been operating for over 14 years as a successful guest house but is also physically set up as an HMO or easily converted to other uses. The existing en-suite serviced rooms can be repurposed for a variety of residential needs. With multiple access points from outside to the ground floor areas this serves disabled access well. Externally there is parking for up to eight vehicles. Sold with no chain due to vendor retirement, contact us to arrange your internal inspection of this superb property as soon as possible.



## Ground Floor

### Lounge

16'0" x 14'0" (4.9 x 4.29)

### Bedroom Eight

16'0" x 13'1" (4.9 x 4)

### Office/Utility Room

15'8" x 14'0" (4.8 x 4.27)

### Kitchen

15'5" x 14'2" (4.7 x 4.34)

### Dining Room

26'7" x 18'4" (8.12 x 5.6)

### WC

### Lobby

## First Floor

### Bedroom One

16'7" x 14'0" (5.08 x 4.29)

### Bedroom Three

14'0" x 13'8" (4.29 x 4.18)

### Ensuite

### Bathroom

### Bedroom Six

11'5" x 8'7" (3.49 x 2.62)

### Ensuite

### Landing

### Bedroom Two

17'4" x 12'5" (5.29 x 3.8)

### Ensuite

### Bedroom Four

15'0" x 14'0" (4.59 x 4.28)

### Ensuite

## Second Floor

### Sitting Area

16'4" x 13'7" (4.99 x 4.16)

### Bedroom Seven

14'7" x 10'10" (4.47 x 3.31)

### Ensuite

### Landing

### Bedroom Five

16'5" x 16'0" (5.01 x 4.89)

### Ensuite

### Externally

There is off road parking for up to eight cars and a low maintenance garden.

### Additional Information

The current owner has taken pre planning advice regarding making the property a seven bedroom HMO. Subject to some minor alterations, this has been looked upon favourably, particularly as it falls outside the Article 4 HMO restricted location within the area.

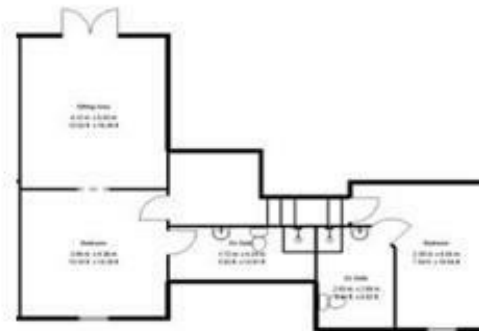
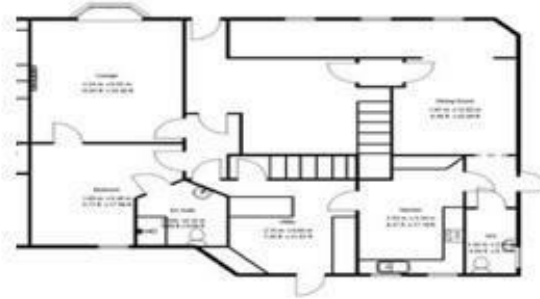












Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		61
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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