

# FOR SALE

**VERY RARE OPPORTUNITY TO ACQUIRE EXTENSIVE EDWARDIAN BUILDINGS SET WITH 0.74 ACRE PLOT WITH POTENTIAL FOR RE-DEVELOPMENT ALSO S.T.P.P**

**476 (WHC BUILDING) & 478 (THE MANSE) PLUS ADJOINING ACCOMMODATION, LARGE GROUNDS AND DEVELOPMENT POTENTIAL  
LYTHAM ROAD  
BLACKPOOL  
FY4 1JF**

- EXTENSIVE RESIDENTIAL & COMMERCIAL USE BUILDINGS, SET WITHIN 0.74 ACRES
- EXTENSIVE BUILDING PREVIOUSLY USED BY WORLD HEALING CENTRE (NO. 476)
- FIVE BEDROOMED RESIDENTIAL ACCOMMODATION KNOWN AS 'THE MANSE'
- ADDITIONAL ACCOMMODATION CONSTRUCTED TO INTERLINK THE TWO BUILDINGS WHEN REQUIRED
- EXTENSIVE GROUNDS TO THE REAR
- DEVELOPMENT POTENTIAL SUBJECT TO PLANNING CONSENT TO THE REAR

**ASKING PRICE: OFFERS OVER £1,200,000 EXC.**



**Duxburys**  
Commercial

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# LYTHAM ROAD, BLACKPOOL

## ACCOMMODATION

### 476 Lytham Road – known as World Healing Centre

#### Ground floor:

An impressive front entrance and vestibule leading into a spacious hallway, off which can be accessed:

**Room 1:** 58 sq m – open plan, feature bay window with seating area and views over the front garden. Period style feature fireplace x 2, French doors in uPVC and windows providing an abundance of natural light and access onto the rear gardens.

**Main office:** 26 sq m - open plan, feature bay window with seating area and views over the front garden.

#### Cloakroom & WC

#### Lift

**Dining Room:** 21 sq m - open plan dining space. uPVC and window providing an abundance of natural light and access onto the rear gardens. Interlinks into:

**Fully Fitted Kitchen:** 16.4 sq m – Range of traditional style fitted units, with fitted appliances and sink. UPVC windows, providing natural light and views over the rear grounds.

**Grand design and feature stairwell**, ornate features and lavish ceiling with stained glass providing natural light, leading up to the first floor spacious landing, off which can be accessed:

**Boardroom / Room 4:** 27 sq m. Open plan boardroom/office space, carpeted floor, feature lighting and stained-glass design window providing natural light.

**Room 5:** 32 sq m – spacious room overlooking the front of the building, used as a meeting room but would suit a variety of uses. Feature bay window with seating area.

**Room 6** – 25 sq m. Another spacious room, suitable for a variety of purposes, feature fireplace and lighting and windows overlooking the rear.

**Room 7 / Office:** 8.7 sq m – bright office, via UPVC window.

#### Lift

**Room 8:** 14.2 sq m – Parquet style floor and window.

**Room 9:** 10 sq m – Parquet style floor and window.

Both of the above rooms are suitable for a variety of purposes, enjoying plenty of natural light.

**WC – with traditional style WC and wash hand basin.**

**Shower Room:** Double width shower cubicle with shower, wash hand basin and WC suitable for disabled access.

#### Basement

Spacious area providing gas CH boiler, utility and storage space.

### ADJOINING BUILDING – interlinking No. 476 and 478.

#### Ground floor: 35 sq m.

Large space which can be utilised for a variety of purposes. External front entrance, with disabled access ramp, WC, rear fire exit door onto the rear patio and grounds. Internal doors interlinking into the building either side.

**First floor:** 35 sq m. Similar to the ground floor space, open plan and suitable for a variety of uses. Fire escape to the rear

## ACCOMMODATION

### 478 Lytham Road, Blackpool – known as The Manse

#### Ground floor:

Main front entrance and spacious entrance Hallway.

**Study** – 3.4m x 4.2m, plus bay window, overlooking the front garden.

**Living room** – 6.5m x 4.2m, with feature fireplace, window providing natural light and views to the rear garden, arch access through to:

**Dining room** – 4.9m x 4.3m, open plan with space for dining table and chairs, double windows for natural light.

**Kitchen** – 4.3m x 2.7m, range of fitted units, with fitted appliances and sink, windows providing views over the rear grounds.

#### Toilet.

#### First floor:

**Double Bedroom 3** – 4.7m x 4.7m plus bay window, spacious room with window overlooking the front garden.

**En-suite bathroom** – 1.6m x 2.8m

**Double Bedroom 2** – 4.2m x 4.7m, spacious room, with window for natural light.

**Double Bedroom 1** – 3.3m x 3.8m

**Bathroom** – 3.1m x 2.5m

**Store** – 1.6m x 1.0m

#### Second floor

**Double Bedroom 5** – 4.7m x 4.3m, spacious bedroom with seating area.

**Shower room** – 2.2m x 1.6m, with double size shower, wash hand basin and WC.

**Double Bedroom 4** – 4.8m x 4.1m, spacious bedroom with seating area.

#### Basement

Spacious area providing gas CH boiler, utility and storage space

(All measurements are maximum and approximate).

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## INTRODUCTION / DESCRIPTION

As you take a walk around these imposing and highly impressive buildings you will encounter ornate plaster ceilings with period style moulding and decorative ceiling rose features.

Stylish lighting, a range of beautiful bespoke, traditional, stained-glass windows with frames to complement. Ornatly carved internal doors with striking features and a grand staircase connecting the ground and first floors. French doors and windows providing an abundance of natural light that flows into the various rooms. Period style skirting boards and parquet/wood block flooring.

These are remarkable buildings, offering grand architectural design, lavish décor/features and both external and internal features. In addition, there are more modern areas of the building, which all combined offer a good mix of open plan and cellular rooms.

No. 476, originally known as Calderbank, is an Edwardian building designed to bespoke requirements by the original owner resulting in a unique property which has been sympathetically restored and maintained. It is also part of the Blackpool Heritage Trail.

No. 478, known as The Manse, also offers immense character and traditional features. A large Victorian era residential property.

No. 476 and No. 478 are linked by a more modern building, providing open plan ground and first floor space.

All of the above stand in a plot that measures c. 0.74 acres.

The grounds comprise of front gardens areas, a pedestrian gated pathway to the front door of No. 476 and a driveway entrance to No. 478 and the adjoining middle section of the main buildings, which has a disabled access ramp to the front. This initiates access to both buildings. The rear grounds comprise of lawned gardens, patios areas, a rear former large Garage that now provides office/meeting room space. Plus, a Summer House to the far rear corner of the grounds.

The buildings and plot simply need to be viewed internally to be appreciated and appointments are available by way of a prior appointment.

## DEVELOPMENT POTENTIAL

Subject to Planning Consent, there is potential to build within the far side of the rear gardens. All enquiries should be directed towards Blackpool Planning Department.

No. 476, No. 478 and the interlinking building also offer potential for a variety of uses, to include commercial, residential and re-development, again subject to planning consent.

## LOCATION

The extensive buildings and site occupy a corner position on the corner of Lytham Road (B5262) and Broadway. The buildings are located next to Armfield Academy, a school catering for children from the ages of 3-16 years. The surrounding areas comprise of dense residential locations, as well as local shops and commercial property. Lytham Road itself is a main arterial route connecting the South Shore area of Blackpool town centre to Squires Gate Lane. Ease of access is available onto The Promenade, and to neighbouring towns along the Fylde Coast to include Bispham and Cleveleys to the north and Lytham St. Annes to the south.

## PHOTOS /PLANS /VIDEOGRAPHY

A wide selection of internal and external images can be seen on the latter pages of the brochure. Available on request is a drone fly over video of the buildings and land.

## BUSINESS RATES/COUNCIL TAX/ EPC's

To be confirmed. Having been in the same charity ownership since 1953, the rateable value is unknown.

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents

## VAT

Disclaimer: Prices quoted are excluding VAT but may be subject to VAT at the prevailing rate

## VIEWINGS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email: [adam@duxburyscommercial.co.uk](mailto:adam@duxburyscommercial.co.uk)

### Disclaimer / Planning Disclaimer

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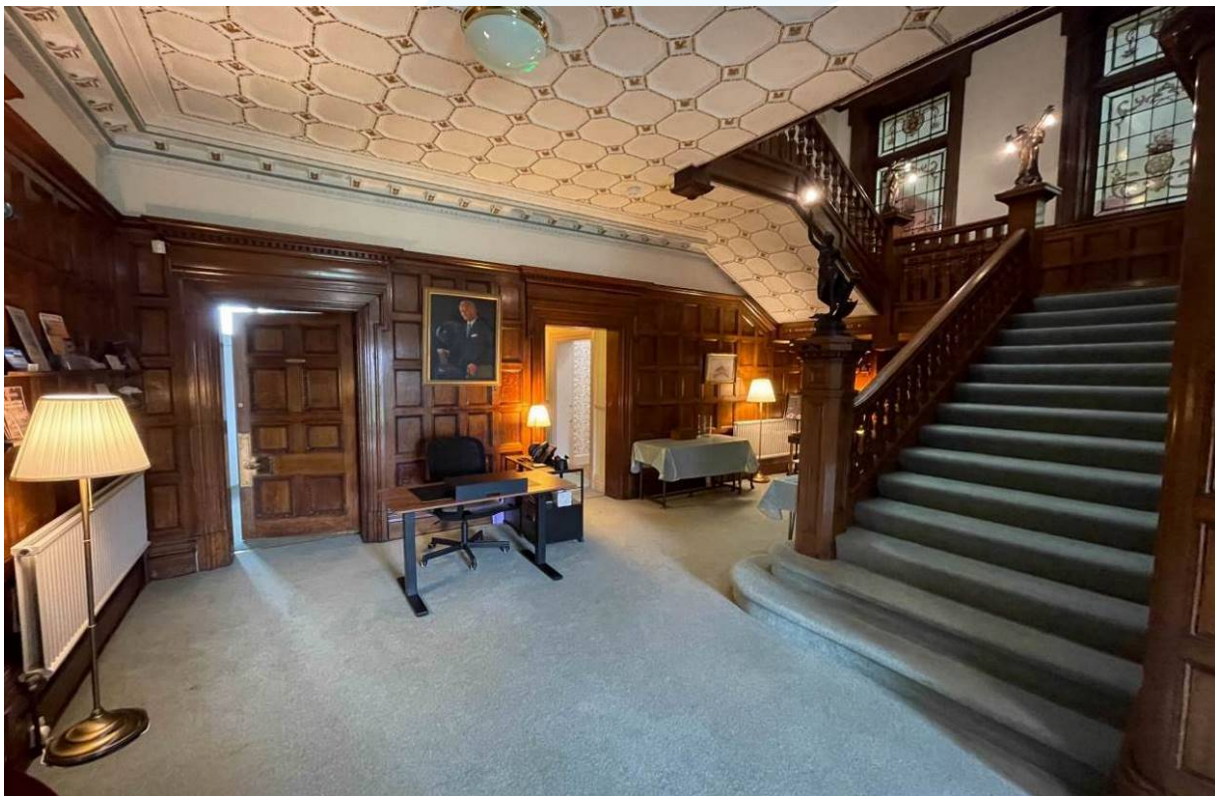


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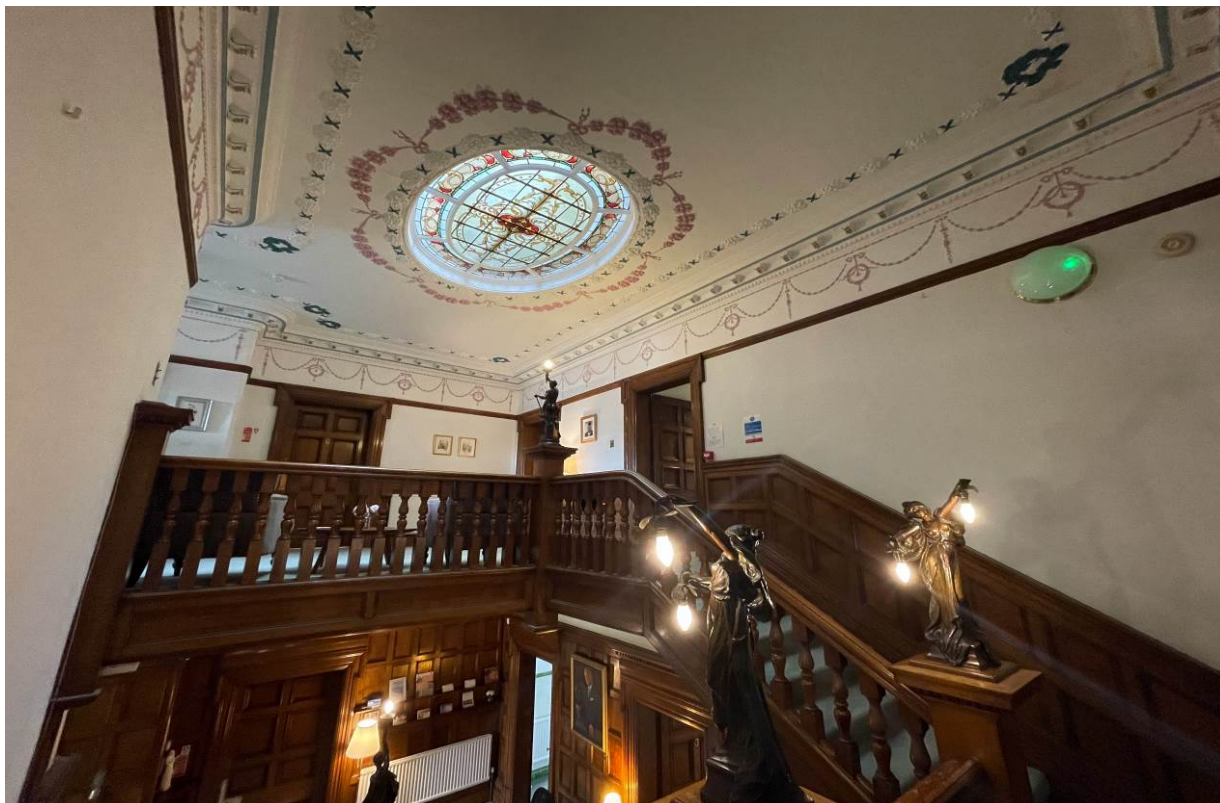


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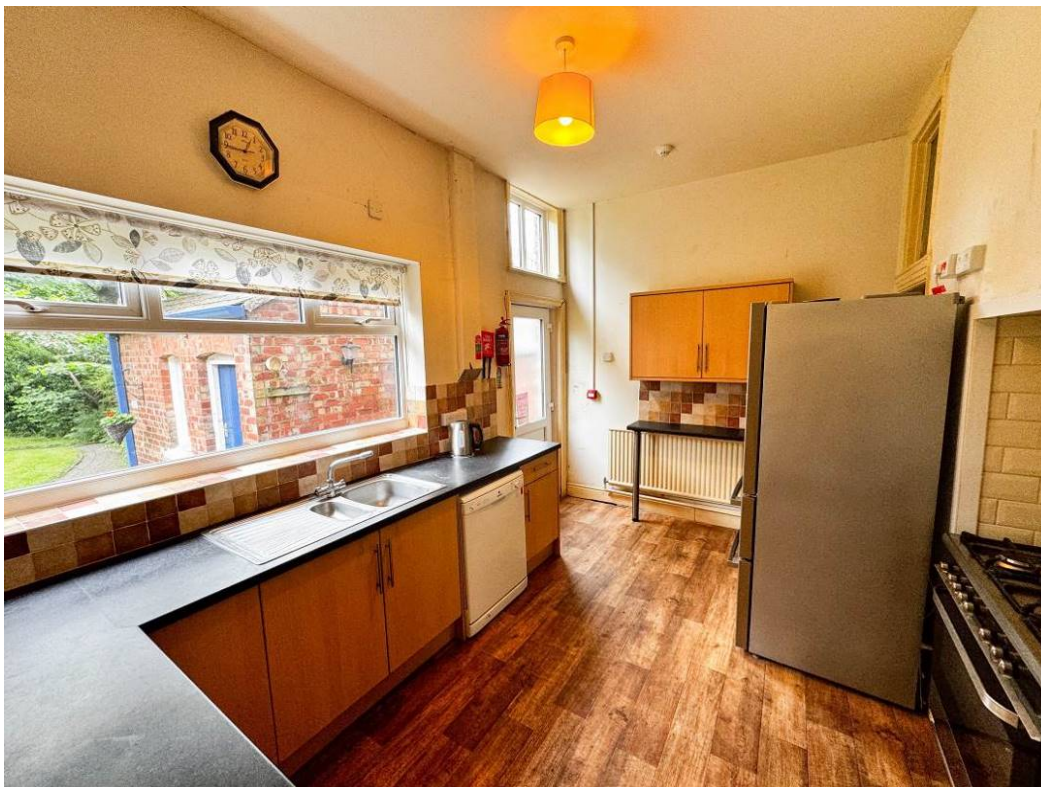


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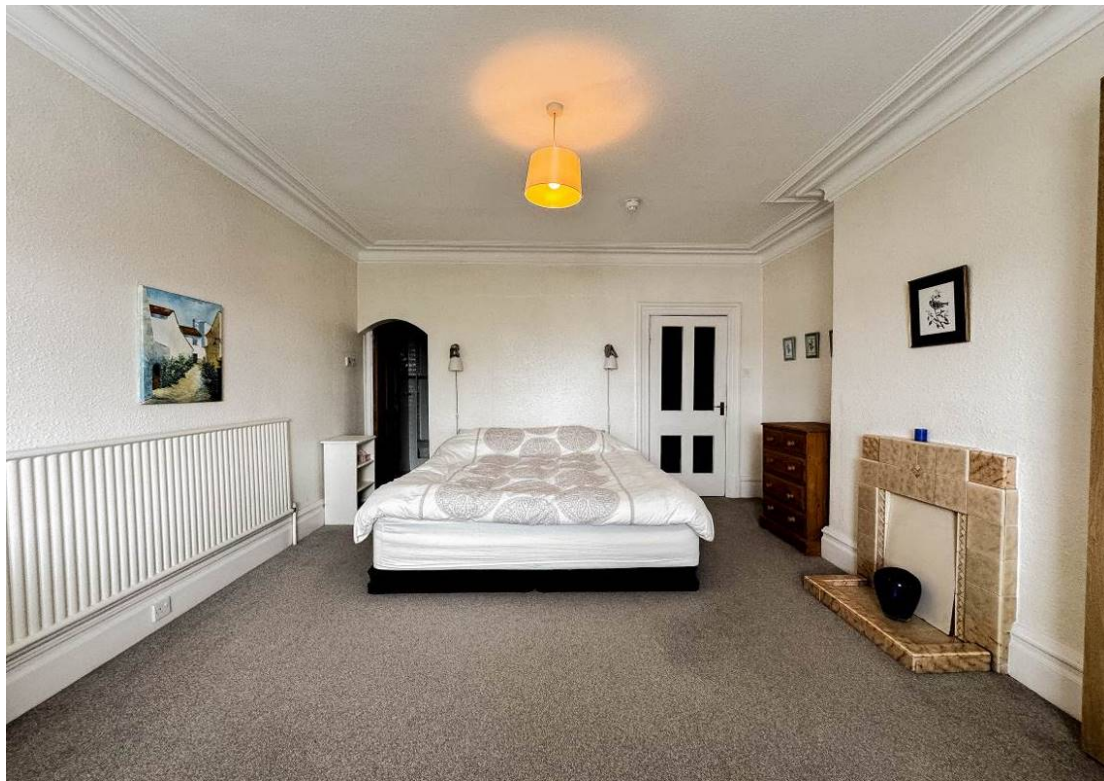


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- (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
- (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

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BELOW / OVERLEAF: Additional external images.

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### BELOW / OVERLEAF: Additional Plans

BELOW: Red Line Plan – Guide to the Boundary Lines for the whole site (for guidance purposes only and not be relied upon solely).

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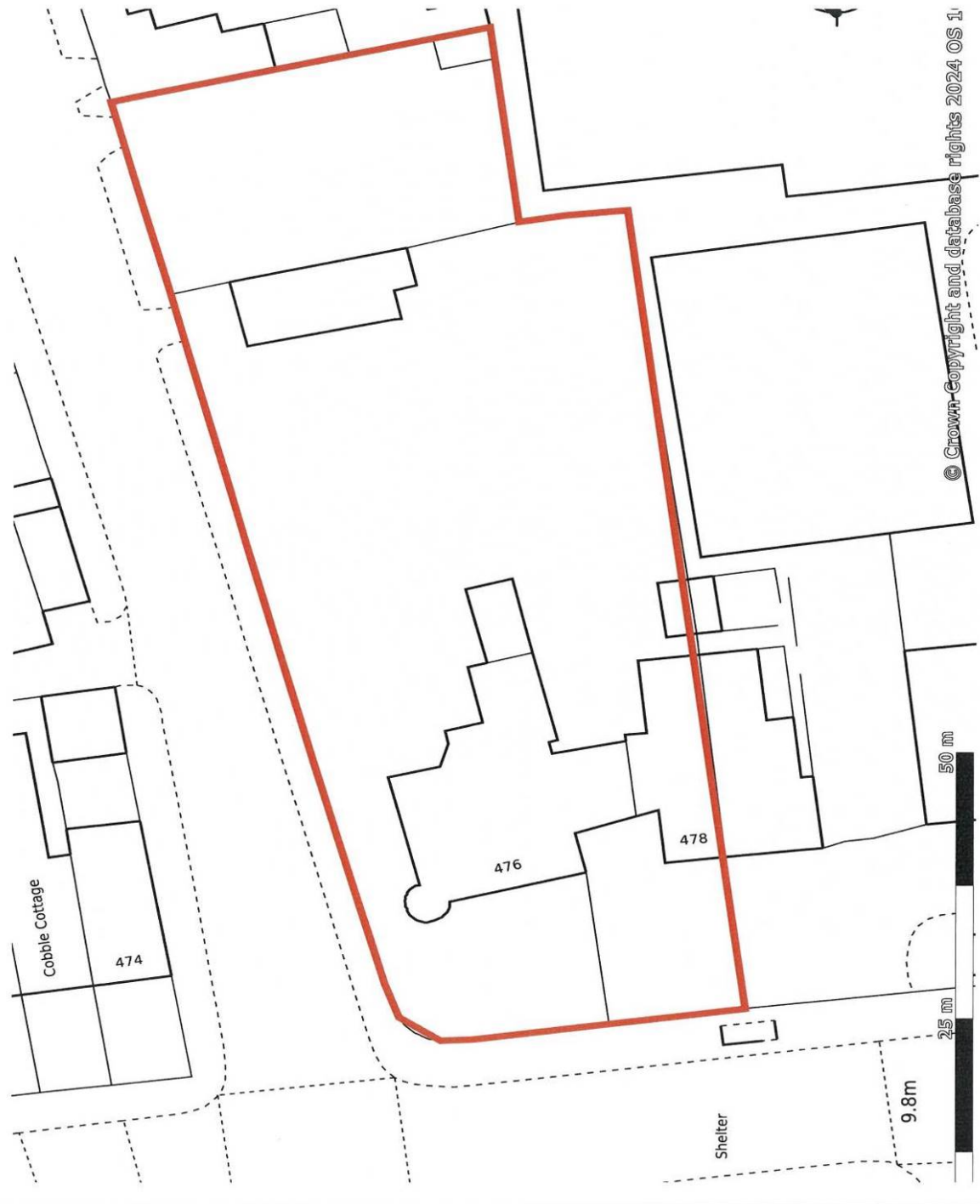
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