

## The Hollies Nursing & Residential Home Ltd, Church Street

£595,000 Freehold

Incredible 10,319 SQ. FT. 40 Plus Roomed Two-Storey Building of Stone Construction Within Attractive Landscaped Grounds and Car Park.

Council Tax band: E

Tenure: Freehold





## Incredible 10,319 SQ. FT. 40 Plus Roomed Two-Storey Building of Stone Construction Within Attractive Landscaped Grounds and Car Park

The original building is a former mill owner's residence and is two-storey being of stone construction under a pitched slate roof. The current owners have acquired adjoining dwellings and undertaken extensions with renovations to form a 36 single bedroom residential care home. Each bedroom has sink facilities with two being en-suite. The buildings are brimming with character and have been maintained to a high standard. Internally, there are spacious lounge and dining areas with commercial kitchen, clinic room, shower room, bathroom, three sluices and staff amenity. There is an eight-person passenger lift with a maximum loading weight of 630 kilograms. A gas hot water central heating system is installed with recently installed new boilers. There is a basement storage facility with staff kitchen. There is an intelligent addressable fire alarm system to L1 category.

### PLANNING

The property operated as a residential care home within Class C2 (residential institutions) of the Use Classes Order of the Town & Country Planning Act. The property ceased trading as a care home in June 2023. Enquiries in respect of intended use for the purchaser should be made to the planning department of Hyndburn Borough Council on 01254 388111.



**Ground Floor**

5,992 SQ.FT

**First Floor**

3,570 SQ FT

**Basement**

757 SQ FT

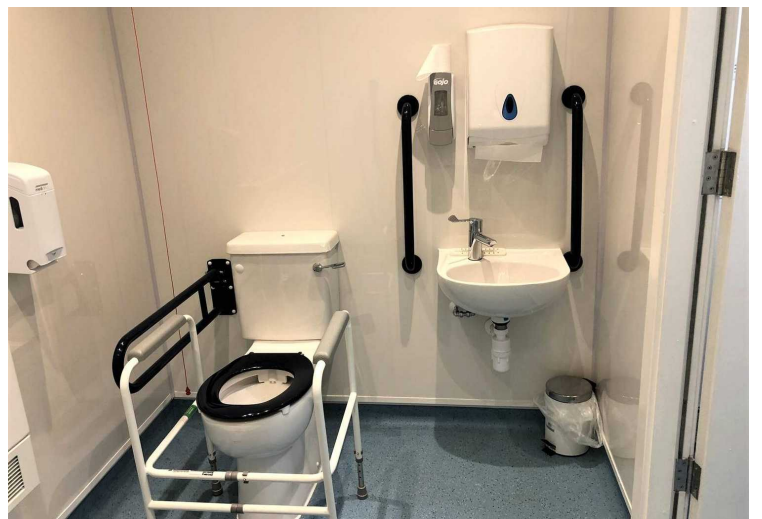
**Storage & Plant Room**

282 SQ FT

**Staff Kitchen / Break Room**

475 SQ FT







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