

# PROPERTY PARTICULARS MISCELLANEOUS

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
**01282 458007**  
www.tdawson.co.uk

**FOR SALE**



## **LOMESHAYE BRIDGE COTTAGE LOMESHAYE ROAD NELSON BB9 7AP**

- Residential development opportunity
- Would suit alternative uses (subject to planning consent)
- Convenient location at the edge of Nelson

## LOCATION

The property lies in a canal side location on Lomeshaye Road. Lomeshaye Road is accessed from Manchester Road (A682), the main arterial route linking Nelson town centre and Burnley.

## DESCRIPTION

Former gate house cottage, which was last used as a two bedroomed residential property.

The building is two storeys, constructed from stone, beneath a slate roof.

The property has been extended by way of a south facing conservatory at one end of the building.

The ground floor provides living room, conservatory, kitchen and utility room, with two bedrooms and a bathroom to the first floor.

## ACCOMMODATION

### Ground Floor

Kitchen 10.2 sq m (110 sq ft)

Lounge 16.3 sq m (175 sq ft)

Conservatory 8.3 sq m (90 sq ft)

Utility Room 6.2 sq m (67 sq ft)

### First Floor

Bedroom 17.4 sq m (187 sq ft)

Bedroom 8.4 sq m (90 sq ft)

Bathroom 3.8 sq m (41 st ft)

All areas are quoted on a net internal basis.

## EXTERNALLY

There is a small yard/ garden area to each end of the building. The total site area is approximately 0.07 hectares (0.17 acres).

## SERVICES

All main services are connected to the property. Heating is via a gas fired hot water central heating system.

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

## PLANNING

The property was last used for residential purposes. It will be the purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

The building is not listed but is within the Whitefield conservation area.

## COUNCIL TAX

The property was last used for residential purposes but has been deleted from the council tax listing. It will require reassessment upon occupation, or if used for business purposes, will require assessing for business rates.

## TENURE

Freehold we are informed.

## PRICE

**£175,000**

## VAT

We are informed that VAT is not applicable.

## ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been commissioned.

## LEGAL COSTS

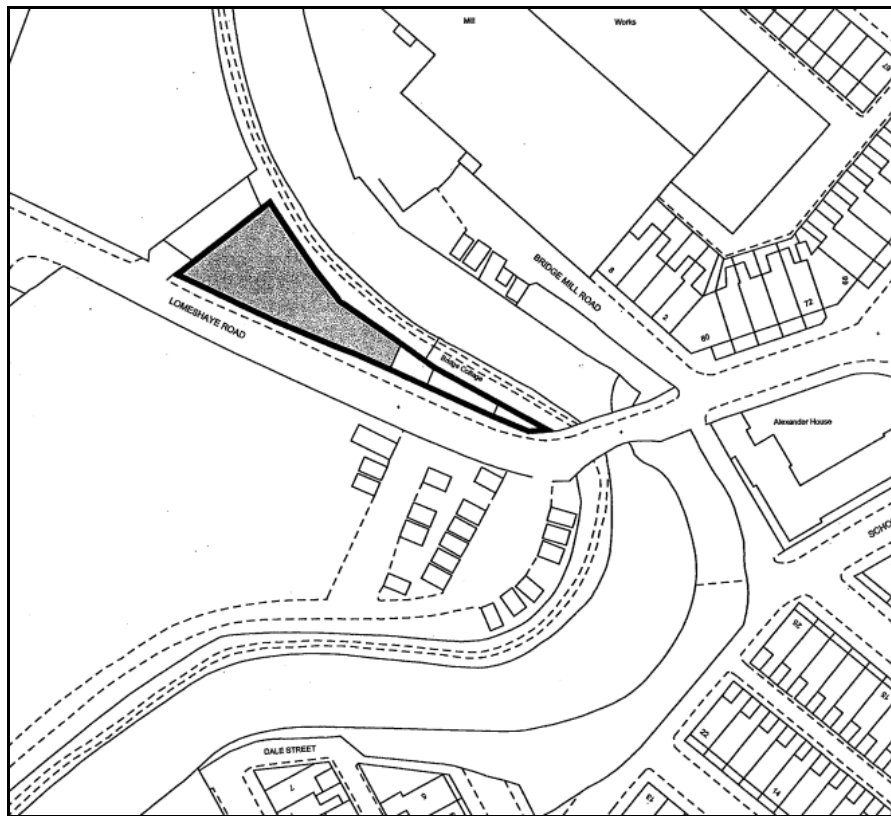
Each party are responsible for their own costs incurred.

## VIEWING

**STRICLTY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT  
OUR REF MJC LMH 2302.**

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