

PROPERTY PARTICULARS

MULTI-USE

FOR SALE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk



FURTHER PRICE REDUCTION

**THE HOLLIES
44 CHURCH STREET
CLAYTON-LE-MOORS
ACCRINGTON
BB5 5HT**

- Opportunity to Acquire Former 36 Bedroom Residential Care Home on Plot of 0.3 Acre (1,758 sq. m.).
- Imposing Two-Storey Building of Stone Construction Within Attractive Landscaped Grounds with Car Park.
- Suitable for Alternative Uses Including Residential Subject to Planning.

LOCATION

Prominent position fronting Church Street within the Mercer Park Conservation Area opposite the All Saints' Primary School. The surrounding area is predominantly residential and close to Pickup Street which is the main retail thoroughfare of Clayton-le-Moors. There is direct access to Whalley Road (A680) which in turn joins Blackburn Road (A678) with good links to Junction 7 of the M65, approximately one mile. The property is within the Borough of Hyndburn which has a population of 80,000 and adjoins the Boroughs of the Ribble Valley, Blackburn, Rossendale and Burnley.

DESCRIPTION

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.

ACCOMMODATION

The gross internal area is as follows:

Ground floor	5,992 sq. ft.
First floor	3,570 sq. ft.
<u>Basement</u>	
Storage and plant rooms	475 sq. ft.
Staff kitchen/break-out	<u>282 sq. ft.</u> 757 sq. ft.
Total	10,319 sq. ft.

EXTERNALLY

There is a separate single-storey laundry room with storage. There are well-maintained landscaped grounds with mature trees and large visitor/staff parking provision.

SERVICES

All mains services are installed and heating is by way of a gas hot water central heating system. It would however be the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

COUNCIL TAX

We are advised that the property is assessed as a residential care home for Council Tax purposes. Enquiries in this regard should be directed to Hyndburn Council on 01254 388111.

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.

ENERGY PERFORMANCE CERTIFICATE

Energy Rating B (48). The Certificate is available upon request.

TENURE

Understood to be Freehold.

PRICE

Reduced to £595,000

VAT

We understand that VAT WILL NOT be applicable to the sale price.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS, TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.

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**Location Plan and Site Plan
For identification purposes only. Not to scale**

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