



For Sale by Private Treaty

Hunts Yard, Barnmeadow Lane, Great Harwood, Blackburn BB6 7AB



P Wilson & Company
Chartered Surveyors

Development Opportunity at Barnmeadow Lane, Great Harwood.

A unique opportunity to acquire a live/work unit comprising a fully enclosed industrial yard incorporating workshops with two stone residential cottages. The property is suitable for a variety of uses including redevelopment and offers a whole range of prospects to the right purchaser. The site is approximately 0.23 acres.

Location

The property sits within the heart of Great Harwood, a small town known for its industrial heritage. It has a central location and can be accessed from the main Highstreet via both Clayton Street and Barnmeadow Lane. Junctions 6 and 7 of the M65 Motorway are easily accessible.

Description

The subject property comprises a former metal works with residential and commercial potential. The two stone cottages are enclosed within the industrial yard but have the ability to have their own separate accesses should redevelopment take place.

Cottages

12 Barnmeadow Lane is a stone built semi-detached cottage which is currently over two floors and has the potential to be redeveloped over three floors. It briefly comprises a kitchen diner, living room with a feature fire place, two double bedrooms and a bathroom.

14 Barnmeadow Lane is also a stone built semi-detached cottage which has undergone structural and re-roofing works as part of a unfinished project. The cottage has been sympathetically modernised to include original features such as fireplaces and beams but still requires significant renovation to complete it. The property is over 3 floors and would provide 3 spacious bedrooms once finalised. Both residential properties have the benefit of mains services.



Yard & Buildings

The subject property also comprises a large stone and brick built, single storey workshop with mezzanine storage and a garage pit. The workshop is full of character and boasts original wooden beams, frames and features which could be the main selling point if exposed within any future residential or commercial re-development. Given the buildings square footage it could provide accommodation for two spacious dwellings or several offices.

To the rear of the cottages and workshop is a large concrete yard, which includes covered storage areas along its enclosed boundaries which are predominantly used as vehicle parking and additional workspace.

Workshop and mezzanine (approx)	2,011 sq.ft
Covered areas around boundary (approx)	3,468 sq.ft



Tenure

We have been informed by our clients that the site is freehold.

Services

Although no services have been checked, the site benefits from mains services, three phase electricity supply and a gas supply although not currently connected.

Energy Performance Certificate

The current energy rating is D.

Planning

The site is fully enclosed and benefits from a Heavy Goods Vehicle License without restrictions. Under the new use classes order the site falls under within class E and the cottages class C.

The site falls within Hyndburn Borough Council area.

Method of Sale

The property is offered for sale as a whole by private treaty.

Rateable Value

We can confirm the site is shown as having a rateable value of £8,200 from 1st April 2023 onwards. No business rates are currently payable.



Viewing

Viewings are to be arranged strictly by appointment only through the selling agents – P Wilson and Company.

Health & Safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures.

The Vendors for themselves and P Wilson and Company LLP as their agents accept no liability for any health and safety issues arising out of viewing the property. All viewings must be accompanied.



Guide Price

Offers in excess of £325,000.

Enquiries

All enquiries should be directed to Lucy Butterworth lucy.butterworth@pwcsurveyors.co.uk or Chris Cowey chris.cowey@pwcsurveyors.co.uk.



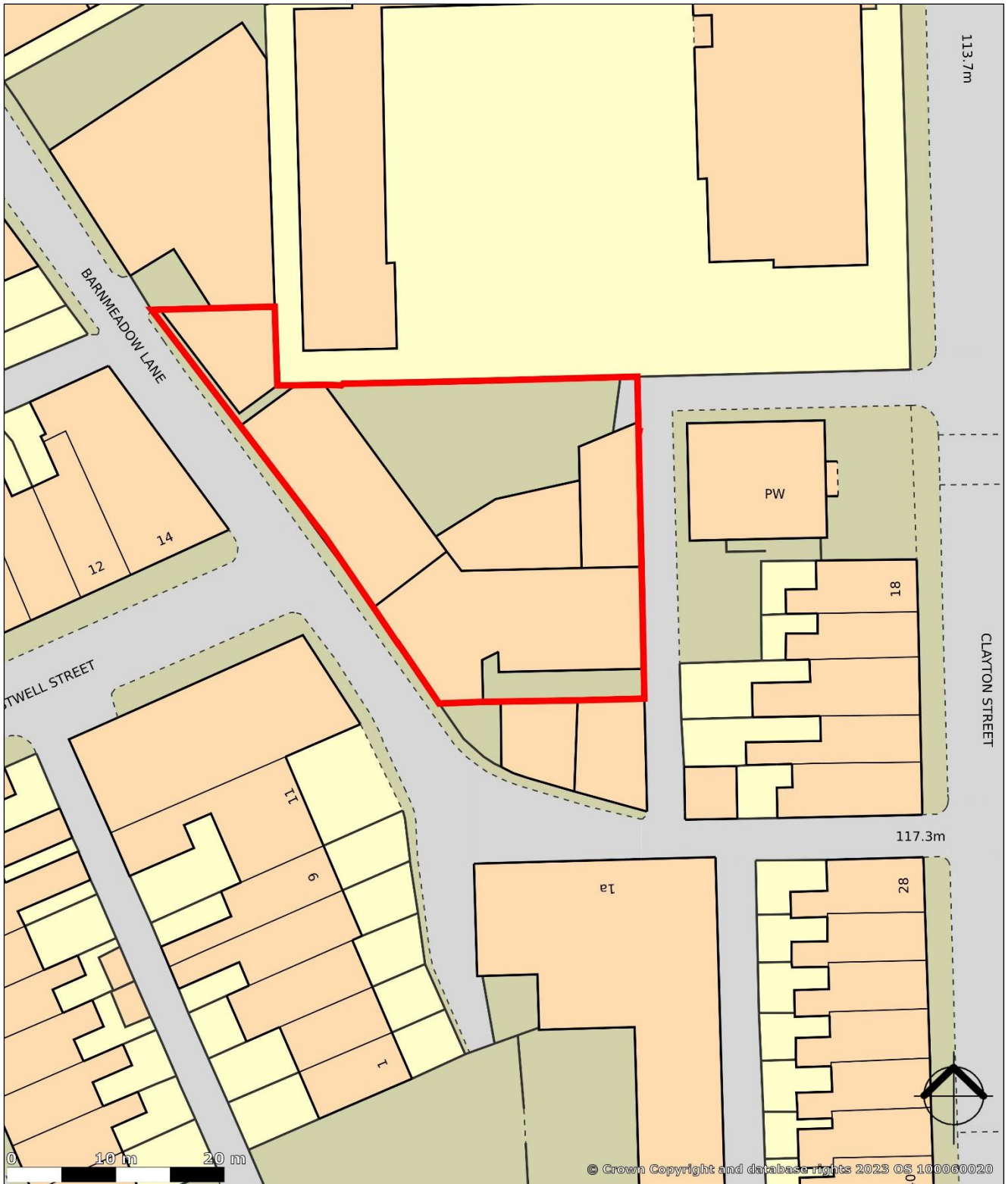
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Plans

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