Richard P Taylor
CHARTERED SURVEYORS

Regulated by RICS

DEVELOPMENT LAND FOR SALE

Former Meeting House
Powder House lane
Lancaster LA1 2TT

Development opportunity –
Class F1 education use secured –
Multiple other uses possible (stp) –
No VAT –
No Rates Payable [2.] –

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Development Site
Powderhouse Lane
Lancaster LA1 2TT

Description:
A purpose built former meeting house that offers well proportioned internal accommodation. The premises are brick built and comprise a main entrance hallway, anti-room with kitchenette, store and male and female ; at its heart is a principal meeting room.

Externally there is a good sized yard space, currently laid out for parking and which will accommodate approximately 30 car parking spaces. This is fully enclosed by fence line boundary.

Location:
Situated opposite Vale of Lune Rugby Club and Westgate Cricket Club, the premises are accessed off Torrisholme Road.

The area is easily accessible from Lancaster city centre and Morecambe Town centre; the Bay Gateway A683 is less than ½ a mile from the property, this in turn linking with J34 of the M6 less than 3.25miles east.

West coast mainline access is available at Lancaster railway station and there is a regular bus link along Torrisholme Road.
Lancaster & Morecambe College is within a ¼ mile and the retail centre of Torrisholme itself offers a mix of amenity service health and food shopping opportunity – this being ½ mile west.

Accommodation:
The building extends to:
247.99 Sq M (2,670 Sq Ft).

The site extends to:
1,632.42 Sq M (0.403 acres)

Tenure:
Understood to hold a freehold title without onerous restriction, covenant, chief rent or tithe.

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Timing & Terms:
The freehold of the property is immediately available by way of a private treaty sale.

Business Rates:
The Valuation Office Agency does not note an entry in the 2023 List.

Planning:
The property would prove suitable for a variety of uses subject to the grant of planning (stp).

Lancaster City Council designate the passing use to be D4 but has recently been granted an **F1 Education** use (**24/00313/FUL**)

The lot would prove suitable for a residential **C3 Dwellinghouse** use, for private dwellinghouse or an **E Class use** (STP).

Enquires of the local authority planning department may be made via the below details.

Local Authority & Economic Development:
The local authority area is Lancaster City Council. The Planning Department and separately the Economic Development Team may be contacted on: T: 01524 582000 W: www.lancaster.gov.uk

Services:
The property is connected to mains gas, electricity, water and drainage. Heating & ventilation within the building is provided via a roof mounted HVAC system which provides tempered air, with hot water being serviced by a modern wall mounted gas boiler.

Price & Costs:
Offers in the region of **£250,000** are being sought for the freehold interest in property.

Each party is responsible for their own costs. Figures are quoted exclusive of VAT.

Proposed F1 Education planning use:

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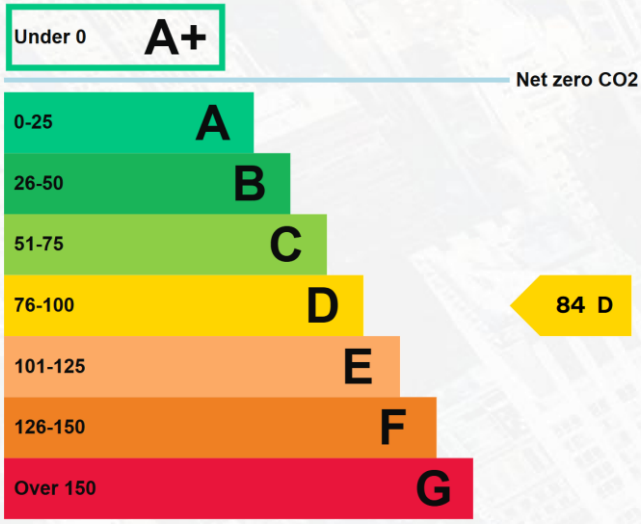
EPC:
An EPC rating of D-84 is evident.
The certificate no. is 3068-1116-5446-5039-4990 being assessed as General Assembly & Leisure and expires 28th March 2033



Money Laundering Regulation:
In accordance with anti money laundering requirements, two forms of identification and confirmation of the source of funding will be required from the successful applicant.

VAT:
Prices and rents are quoted exclusive of VAT which may apply in addition.

Notes:

1. Subject to Contract / 2. Subject successful application

Viewings:
Strictly via Agents

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The property is offered **subject to contract**, prior to sale/letting or withdrawal.

Misrepresentation Act 1967
Richard P. Taylor Limited for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that:
1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Richard P. Taylor Ltd. nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.
Finance Act 1989
Unless otherwise stated, all prices and rents are quoted exclusive of VAT.
Property Misdescriptions Act 1991
These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.

Ref: jal / 04.2025