



INGHAM & YORKE
Chartered Surveyors & Land Agents

214 Todmorden Road and 2 Outwood Road, Burnley

214 Todmorden Road
and
2 Outwood Road

£225,000

Guide Price

214 Todmorden Road, Burnley, BB11 3EU
and
2 Outwood Road, Burnley, BB11 3EH

INGHAM & YORKE



Description

A versatile mixed-use property comprising a ground floor office, self-contained first-floor one-bedroom flat and adjoining three-bedroom semi-detached house, offering significant potential for investment, redevelopment or conversion to alternative uses, subject to obtaining the necessary planning consents.

Occupying a convenient position within a popular and well-established area of Burnley, the property benefits from excellent access to the town centre by both road and public transport. The attractive open green spaces of Towneley Park are also within easy walking distance. Burnley provides a comprehensive range of amenities and services, including supermarkets, retail facilities, restaurants, leisure centres, healthcare provision and excellent transport links.

For families, a number of well-regarded primary and secondary schools are located nearby. For commuters, Junction 10 of the M65 motorway is approximately 10 minutes away, providing convenient access to key employment centres throughout Lancashire and the wider North West region.

With its flexible accommodation and generous floor area, the property presents a rare opportunity to acquire a building capable of accommodating a variety of residential, commercial or mixed-use schemes, subject to the necessary planning consents, making it suitable for investors, developers and owner-occupiers alike.

214 Todmorden Road (Ground Floor Office)

Accessed via a generous communal entrance hall, the ground floor office accommodation comprises two spacious office suites together with a useful store room and separate W.C. The office also benefits from a large safe, which is included within the sale.

214 Todmorden Road (First Floor Flat)

Accessed from the communal hallway via a staircase to the first floor, this well-proportioned one-bedroom flat offers comfortable accommodation comprising an open-plan kitchen, dining and living area, together with a double bedroom and a bathroom fitted with a three-piece suite.

2 Outwood Road (Semi-Detached House)

Set back from Outwood Road, this three-bedroom semi-detached property offers spacious accommodation over two floors. The ground floor comprises an entrance hallway with a useful storage area, leading through to a lounge and kitchen/dining room. To the first floor is a generous principal bedroom, two further bedrooms and a family bathroom fitted with a three-piece suite. The property also benefits from a cellar providing additional storage space.

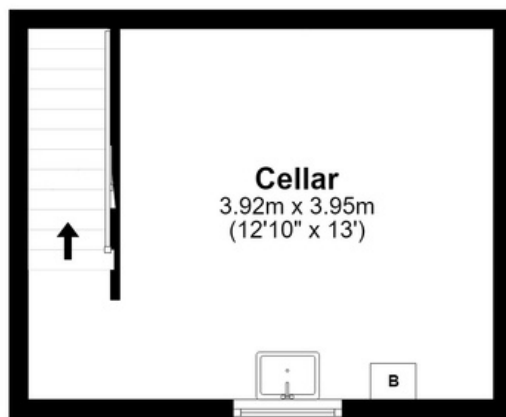
Location

The property occupies a convenient location with excellent access to Burnley town centre and the wider road network, including the M65 motorway. Nearby railway stations provide direct services to Preston, Manchester and Leeds.

Within walking distance of the attractive open green spaces of Towneley Park, the property offers an ideal balance between accessibility and outdoor recreation.

Cellar

Approx. 19.3 sq. metres (207.6 sq. feet)



Ground Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



First Floor

Approx. 51.0 sq. metres (548.4 sq. feet)

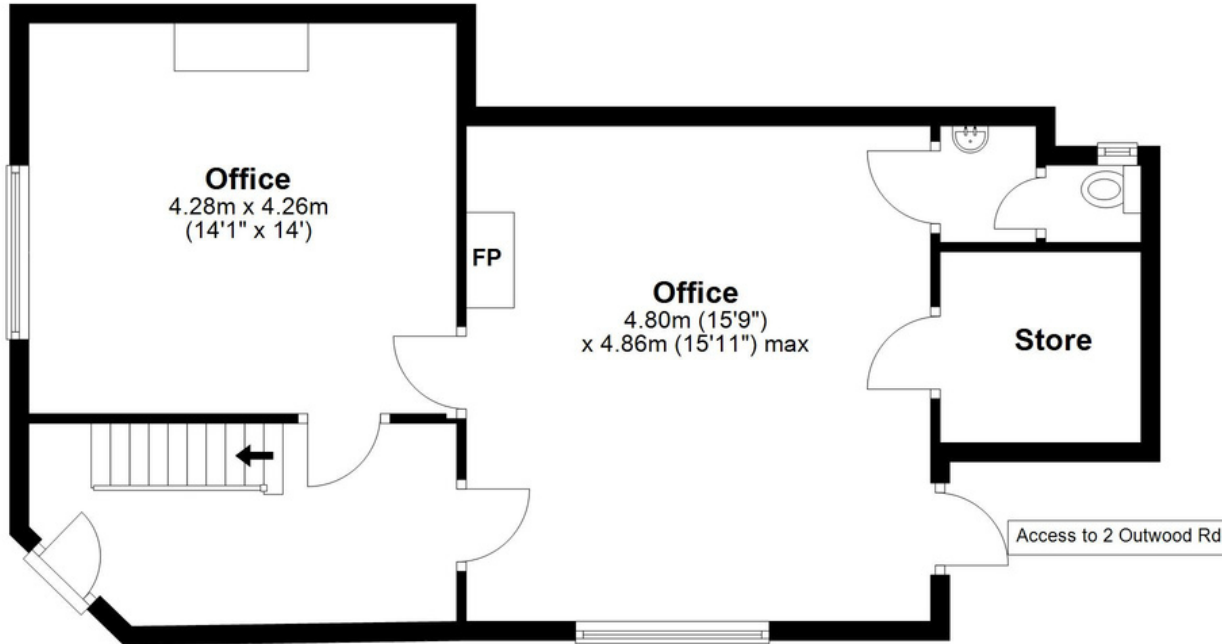


Total area: approx. 107.7 sq. metres (1159.8 sq. feet)

2 Outwood Road

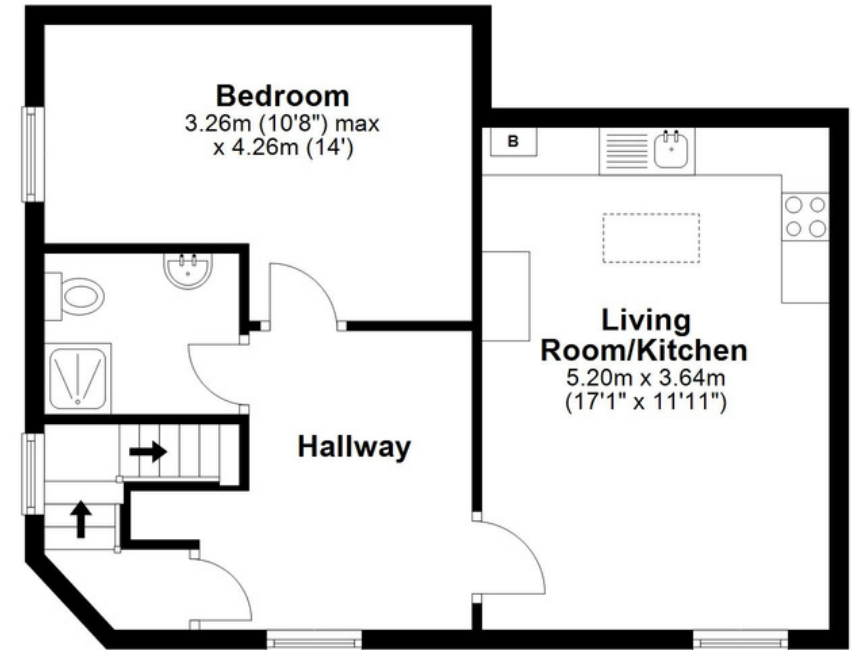
Ground Floor

Approx. 58.2 sq. metres (626.9 sq. feet)



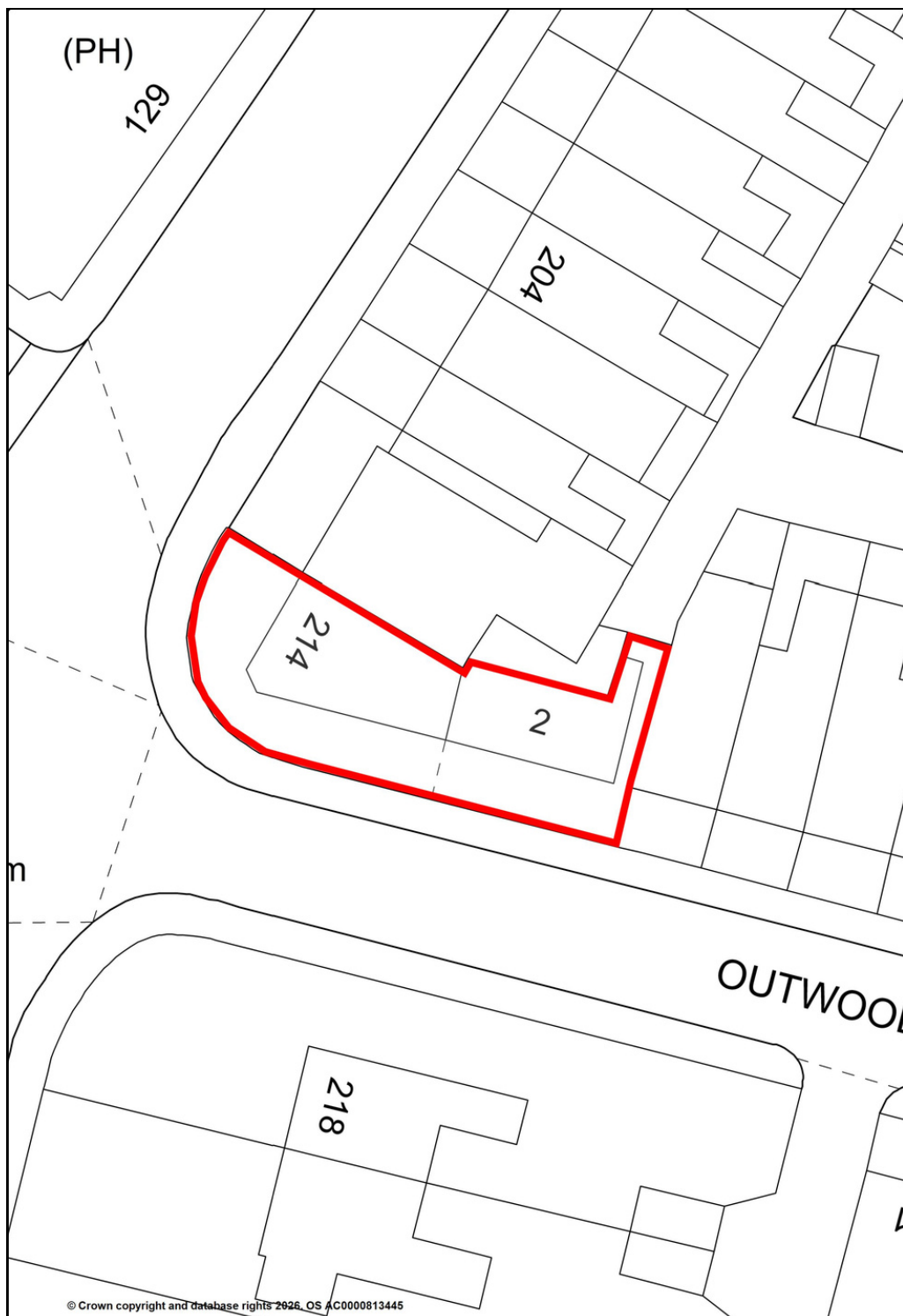
First Floor

Approx. 47.5 sq. metres (510.9 sq. feet)



Total area: approx. 105.7 sq. metres (1137.8 sq. feet)

214 Todmorden Rd



Background Information

Access, Easements and Wayleaves: The property is sold subject to and with the benefit of all existing rights of way (public and private), light, support of drainage, telephone, electricity supplies (where available) and other rights and obligations, easements, quasi-agreements, restrictive covenants and all existing proposed wayleaves, masts, pylons, stays, cables, drains, water, gas and other planning schemes to the Local Authority whether referred to in these particulars or not.

Boundaries and fencing obligations: Purchasers are to satisfy themselves of the condition of boundaries.

Council Tax:

214 Todmorden Road (Flat) - Band A

2 Outwood Road - Band A

Condition of the Property: The property is being sold as seen in its current condition including all fixtures and chattels.

Energy Performance Certificates:

214 Todmorden Road (Office) - Energy Rating 'D'

214 Todmorden Road (Flat) - Energy Rating 'D'

2 Outwood Road - Energy Rating 'E'

Flooding: The UK Government flood map for planning shows the property located in Flood Zone 1.

Health and Safety: Ingham & Yorke LLP take no responsibility for any loss or damage when accessing the property.

Local Authority: Burnley Borough Council, Manchester Road, Burnley BB11 9SA. Tel.: 01282 425011

Method of Sale: Private Treaty. If there is a high level of interest best and final offers may be sought.

Money laundering regulations and compliance: The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 state Ingham and Yorke LLP are required to undertake due diligence checks on prospective purchasers prior to any offer being accepted. Any prospective purchasers looking to offer on the property will be required to provide photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) with their offer.

Parking: On street parking available

Plans, area and schedules: Plans provided in these particulars are based on Ordnance Survey, Promap and Land Registry digital mapping. Information is provided for reference purposes only. The purchaser must satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale nor entitle any party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Services: The property benefits from mains electricity, gas, water and sewage connections. Heating is by way of electric storage heaters and a gas fired central heating system. Please note that these services have not been tested by Ingham & Yorke LLP. It is the responsibility of the purchaser to satisfy themselves of the presence and working condition.

Title & Tenure: Leasehold

Viewings: Viewings are strictly by appointment only with the selling agent. All enquiries should be directed to Ella Mounsey.

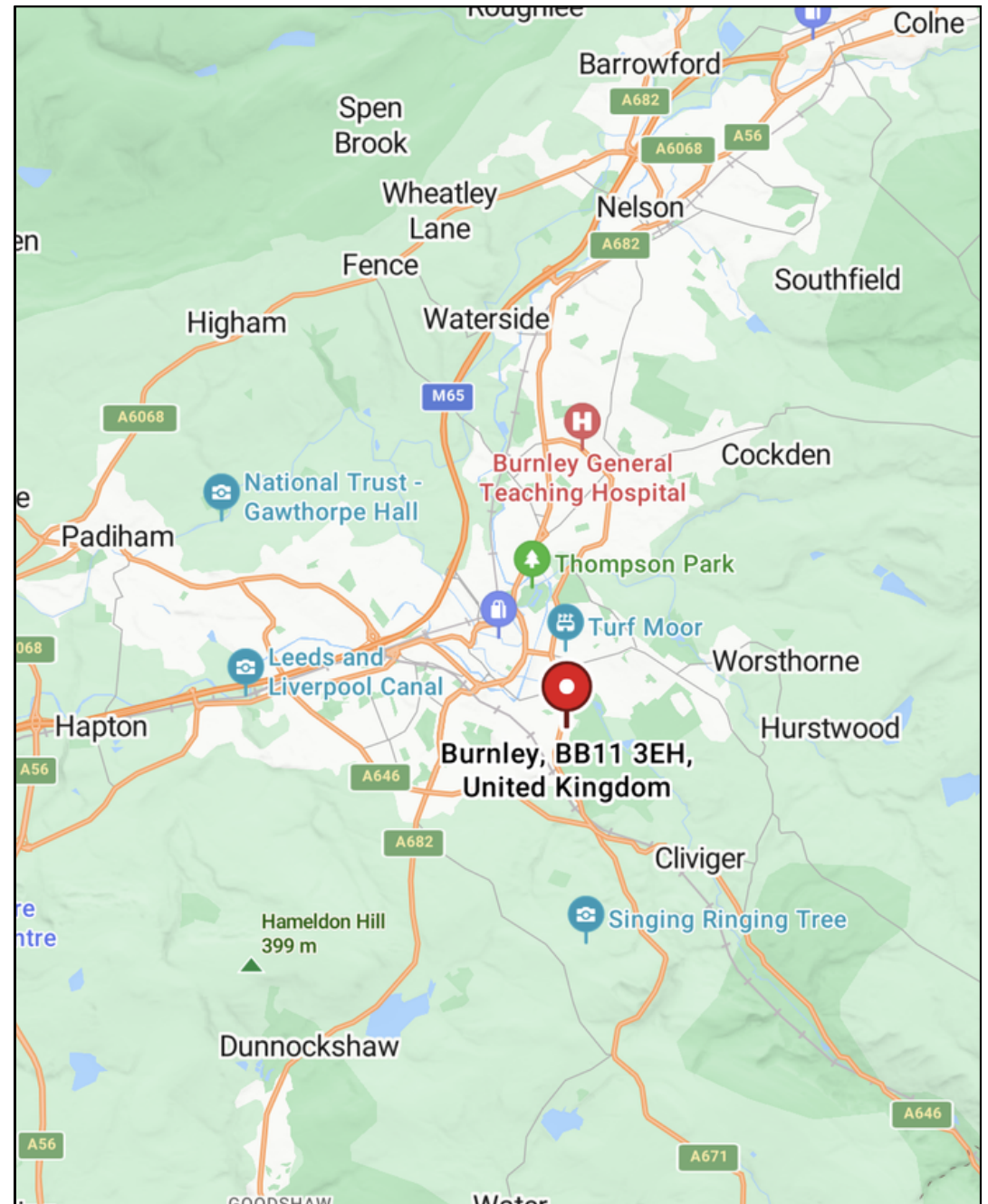
Subject to Contract. Photos taken October 2024 and June 2026



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