

Northwood, 1 West Park Road, Blackburn BB2 6DE



**FOR SALE BY WAY OF INFORMAL TENDER**  
**High Quality Former Private Members Club**  
**Suitable for Residential, Office, Health, Beauty Use (subject to planning)**

**4,484 sq.ft (including basement)**

- Prominently Located property within walking distance of Blackburn Town Centre
- Adjacent to Corporation Park and close to Queen Elizabeth Grammar School
- Many original features (see additional photos on website)
- Attractive outlook over public park

**Offers invited by Friday 9th October 2020**

## Location

The property is situated in an attractive residential area adjacent to Corporation Park on the edge of Blackburn Town Centre.

Queen Elizabeth's Grammar School, other local amenities and sporting facilities are all within walking distance of the property

## Description

The property comprises a substantial four storey (including basement) semi detached residential property which has for over the last 60 years been used as a private members club.

The property was originally constructed in 1886 for renowned local brewer Thomas Dutton and utilised as a residential property until the 1950's when the current club acquired the property.

They have used the building as a private members club since with the ground and first floor providing various rooms for club members including a bar area, snooker room, committee room, private dining areas, kitchen ( High specification Poggenpohl

kitchen used for catering events) and ancillary wc and amenity facilities.

The second floor provides the former stewards accommodation.

The cellar is sub divided to provide a numbers of rooms providing storage facilities.

The property has many original features including:

- ~sash windows
- ~decorative cornices and mouldings
- ~mosaic tiled floors
- ~intricate marble and granite fireplaces
- ~ornate glass windows and internal stain glass lantern
- ~exposed timber floors in part
- ~decorative fascia boards and soffits

Externally there is an attractive former gate entrance leading to a driveway providing a large hardcore parking area with lawned garden surrounded by mature trees and shrubs.

## Accommodation

We have measured the property and can confirm it provides the following floor areas:

Ground Floor	Accommodation	Size
	Vestibule & Hallway	
	Committee Room	342 sq.ft

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CHARTERED SURVEYORS

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	Snooker Room	412 sq.ft
	Members Room	313 sq.ft
	Kitchen/Stores	200 sq.ft
	M & F Wcs	
First Floor	Main Dining Area	726 sq.ft
	Private Dining Area	310 sq.ft
	Kitchen	226 sq.ft
Second Floor	Room 1	150 sq.ft
	Room 2	156 sq.ft
	Room 3	340 sq.ft
	Room 4	250 sq.ft
Cellar		1,059 sq.ft

The net internal floor area including the cellar is 4,484 sq.ft.

## Services

It is understood that all mains services are available to the property. The ground & first floor heating is provided by an oil central heating system with tank in the rear yard. The second floor has a gas fired combi boiler.

## Rating

The ground and first floor of the property has been assessed as a 'Club & Premises' and has a Rateable Value of £4,750.

It is understood that the stewards accommodation has been assessed as a residential property under Council Tax band A.

Further details on request.

## EPC

An EPC is available on request

## Informal Tender

Interested parties are requested to submit their best and final offer by completing the informal tender documentation (see pdf on website) by either e-mail ([neil@taylorweaver.co.uk](mailto:neil@taylorweaver.co.uk)) or in writing to our Blackburn office by 12 noon on Friday the 9th October 2020.

Completed forms should include details of the purchaser, solicitor's information, amount of offer, timescales to complete, proof of funding and any other conditions.

The vendor is not obliged to accept the highest or indeed any offer submitted and each proposal will be considered on its own individual merits

## Safety Measures

In order to comply with COVID-19 safety measures, interested parties will be allocated a specific time to view the premises and must comply with the following:

1. Confirmation of the name(s) and contact number(s) of those attending a viewing. We request that if yourself, or any member of your household currently have any symptoms of COVID-19, or where you are self-isolating due to suffering or being in contact with COVID-19, that you do not attend your appointment.
2. Only attend at a confirmed allotted appointment time (please note the viewings will be 15 minutes in length, and confirmed prior to viewing, subject to availability and demand.
3. We request that you show up on time to avoid delays.
4. Wear a face covering during the viewing (some groups we understand are exempt). Please bring your own as these will NOT be provided.
5. Remain a 2 metre distance from the agent at all times during the viewing.
6. Only 1 party may view the property at a time. and only 2 people

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 RICS

Blackburn Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU  
Central Lancs Office: Suite A10 Arundel House, Ackhurst Business Park, Chorley, PR7 1NY

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per interested party are allowed to view.

7. Do not touch any hard surfaces, door handles or desks when inside.

VIEWINGS MUST BE BOOKED IN ADVANCED AND YOU WILL NOT BE ALLOWED TO VIEW IF YOU TURN UP WITHOUT BOOKING AN APPOINTMENT

If you do not adhere to the above you will be refused entry to the property.

### Tenure

Understood to be freehold.

### Price

Offers in excess of £450,000

### Planning

The property has been used as a private members club for a number of years and therefore we understand that the planning use is considered sui generis, which means buildings are those that do not fall within any particular use class. Further details on request.

It is anticipated that alternative uses such as residential, health, offices, beauty etc would be considered and interested parties are advised to speak to the local authority to discuss their proposed plans in greater detail.

### Viewing

Contact Taylor Weaver Limited

Neil Weaver MRICS

Tel: 01254 699030

E-mail: [neil@taylorweaver.co.uk](mailto:neil@taylorweaver.co.uk)



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