

Longworth House, Higher Ramsgreave Road, Blackburn , BB1 9DJ

**FOR
SALE**



FOR SALE

Use - Miscellaneous, Leisure

Size - 6,698 Sq ft

Price - Offers in the region of £895,000

- Substantial Former Nursing/Care Home With Development Potential
- Excellent rural location
- Fantastic views across the Ribble Valley



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

The property is situated just off Ramsgreave Road close to the village of Mellor on the edge of Blackburn in a rural location.

Description

The property comprises a substantial former care home extending to 6698 sq.ft, on a site area of 4.519 acres.

The property is in need of refurbishment and comprises a detached stone/rendered/brick building under a pitched slate roof together with a series of outbuildings and garages.

The property was originally a farmhouse that was converted to a 26 bed residential care home which was subsequently closed down in around 2020.

Accommodation

The accommodation is arranged as follows:

Main Building		
Ground Floor	Various lounges, bedrooms, kitchen, bedrooms and amenity space	3,491 sq.ft
First Floor	Various bedrooms, bathrooms	2,347 sq.ft
Managers Accommodation		
Ground & First Floor	Lounge, 2 bedrooms, kitchen	860 sq.ft
Outbuildings		
Ground Floor	Stables, storage	1,404 sq.ft

Price

Offers in the region of £895,000

Tenure

Understood to be freehold.

Rating

The property will require assessment on occupation.

EPC

The EPC rating is B (46)

Planning

Interested parties are recommended to contact the planning department at Ribble Valley Borough Council to discuss proposed uses.

VAT

To be confirmed but understood to be not applicable.

Services

It is understood that all mains services are available to the premises, although interested parties are recommended to ensure that there are adequate service for their proposed development.

Development Potential

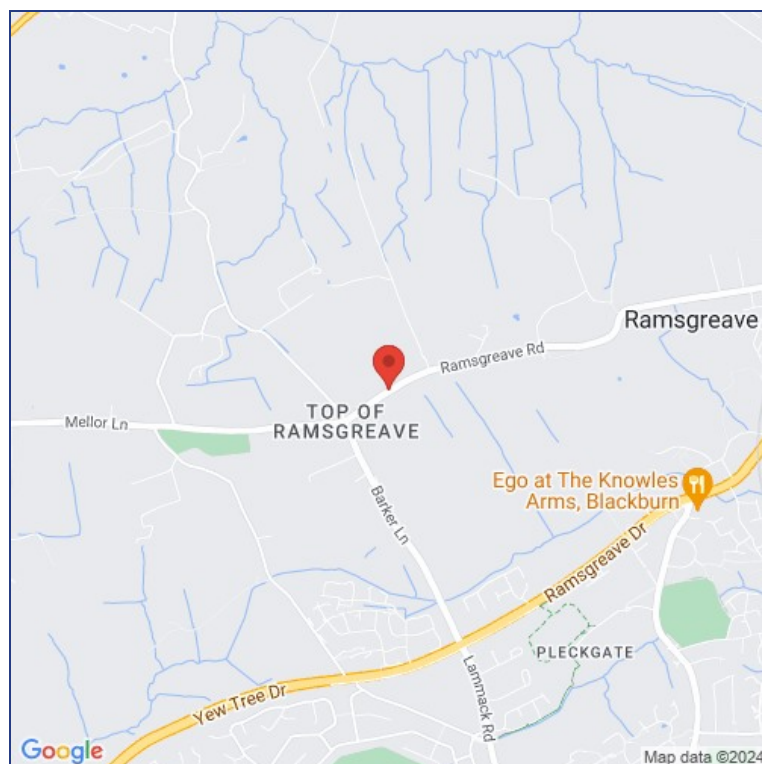
The property may be suitable for conversion to apartments, leisure, restaurant or townhouse development. Interested parties should speak to Ribble Valley Council to discuss their plans

Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

Tel: 01254 699 030



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