

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

**FOR SALE**



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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

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

### 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:

<b>Main Building</b>		
Ground Floor	Various lounges, bedrooms, kitchen, bedrooms and amenity space	3,491 sq.ft
First Floor	Various bedrooms, bathrooms	2,347 sq.ft
<b>Managers Accommodation</b>		
Ground & First Floor	Lounge, 2 bedrooms, kitchen	860 sq.ft
<b>Outbuildings</b>		
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

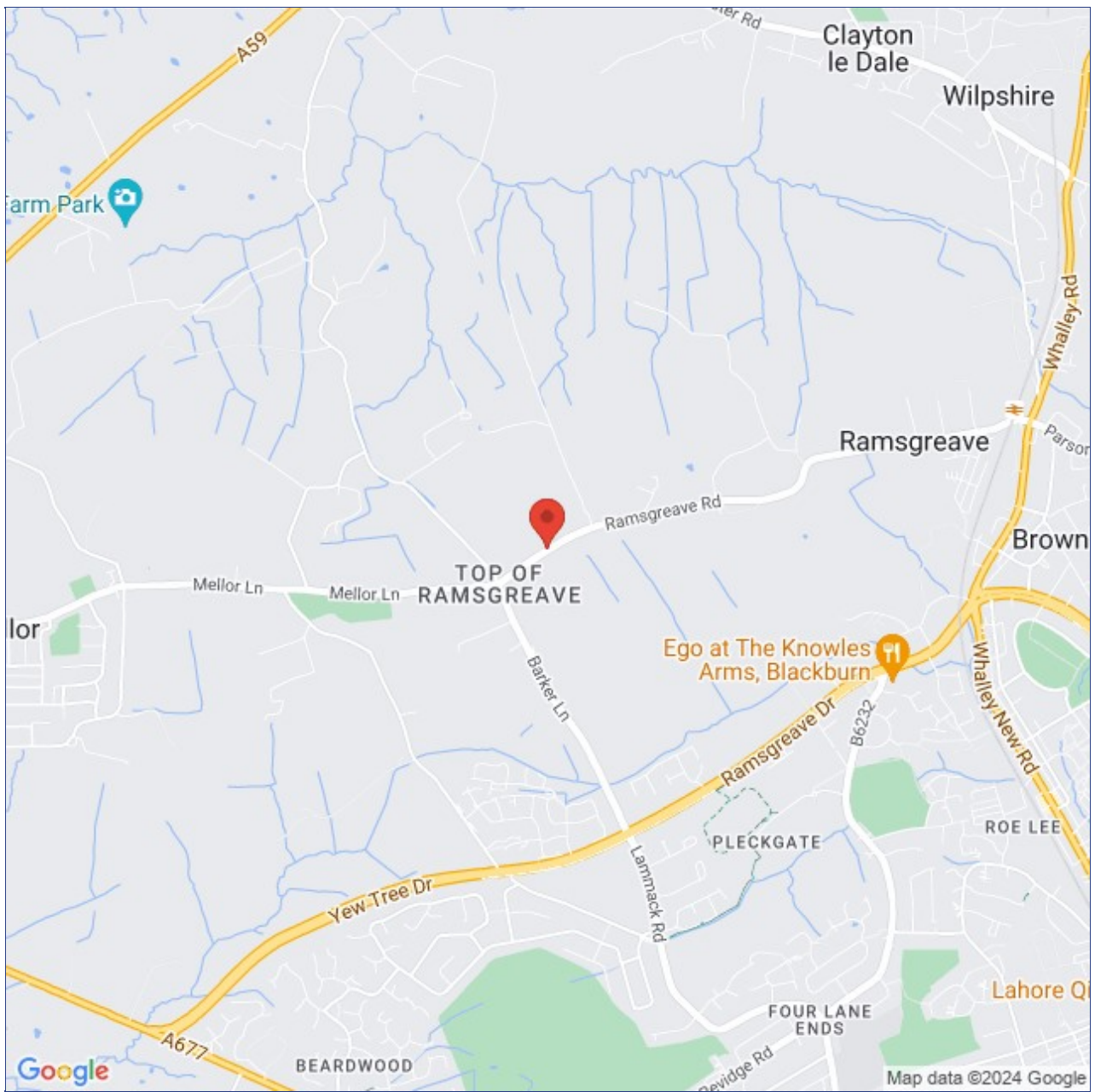
### Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

Tel: 01254 699 030





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