

FOR SALE BY PRIVATE TREATY
On behalf of the Lancaster R.C. Diocesan Trustees
Registered.

**Land at the junction of Raikes Road and Stanah Road,
Thornton-Cleveleys, Lancs, FY5 5LS**



Offers invited.

Valuable Freehold land and buildings for sale with vacant possession.

Considered potentially suitable for redevelopment purposes – subject to Planning Permission to be obtained through Wyre Borough Council and subject to a vehicular right of way across the land for the benefit of the landowners to the east of the site.

Subject to Contract.



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LOCATION

The premises are most conveniently situated to the junction of Raikes Road and Stanah Road to the Stanah district of Thornton-Cleveleys. All Thornton village amenities are available within relative close proximity.

DESCRIPTION

The land occupies a relatively level site with access achieved off Raikes Road.

BOUNDARIES

All boundary details including construction materials, location and specification are subject to confirmation.

TENURE

The land is held Freehold and free from any ground or chief rent.

DESCRIPTION

The premises currently comprise:-

Detached house (former presbytery) :-

To the ground floor

- Open entrance porch
- Entrance Vestibule 2.17m x 1.24m.
- Office to the rear 3.3m x 2.18m.
- Inner hallway.
- Separate W.C. with wash basin 2.7m x 0.95m.
- Dining room to the front 3.16m x 2.66m.
- Breakfast kitchen to the rear 3.63m x 3.84m with a Baxi gas fired central heating boiler.
- Lounge 5.15m x 3.63m.
- Sitting room 3.97m x 2.86m.
- Understairs storage cupboard and access through an open tread staircase:-

To the first floor

- Landing with former airing cupboard.
- Bedroom one to the rear 5.0m x 2.9m.
- Bedroom two to the front 2.86m x 2.63m.
- Shower/W.C. combined 2.28m x 1.8m.
- Bedroom three to the rear 3.64m x 3.29m with en-suite 2.7m x 2.0m.
- Bedroom four to the front 4.26m x 3.16m overall maximum dimensions.

Externally

There are extensive gardens and grounds surrounding the house and former church premises subject to the right of way as reserved, together with the attached, single car brick Garage 5.18m x 2.74m with an up-and-over door.

Further detached garage.

Former Church comprising:-

- Entrance 4.78m x 2.0m.
- Gents W.C.
- Ladies/disabled W.C.
- Church Hall 19.9m x 9.7m.
- Kitchen 4.67m x 2.32m.
- Storeroom 4.69m x 4.85m.
- Sacristy 7.3m x 4.63m maximum dimensions including
- Rear entrance.

General Remarks - both the former house and church require significant general repair and refurbishment.

Brief details in respect of the intended use and any development proposal should be included as appropriate together with any special conditions relating to the offer submitted.

The vendor reserves the right not to accept any, nor necessarily the highest, of any offer received.

AREAS

The location plan to the proposed site area is attached as above.

We have calculated the overall area at approximately 1.2 acres/5,053m² or thereabouts.

SERVICES

All mains services are either available within the vicinity through connection by means of existing gas, electric and water and drainage supplies subject to confirmation, however, prior to purchase by interested parties.

LEGAL AND ESTATE AGENCY FEES

Intending purchasers would be responsible for payment of all necessary fees/costs including legal, planning, statutory and their own professional advice in connection with their interest in the property.

Brief details in respect of the intended use and development proposal should be included as appropriate together with any special conditions relating to the offer submitted.

The vendor reserves the right not to accept any, nor necessarily the highest, of any offer received.

VIEWING ARRANGEMENTS

The land may only be inspected strictly by prior appointment with the Joint Sole Selling Agents Michael Cuddy Chartered Surveyors 01253 751616 and Butson Blofeld 01253 894494.



FURTHER INFORMATION

All viewings and negotiations should be conducted strictly through the Joint Sole Selling Agents:

Michael Cuddy

Telephone: 01253 751 616, email: surveys@michaelcuddy.co.uk

Alastair Smith

Telephone 01253 894494, email: sales@butsonblofeld.co.uk

Misrepresentation

Michael Cuddy, Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) None of the appliances nor service installations have been tested and their condition is not known. (iv) no person in the employment of Michael Cuddy, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.

