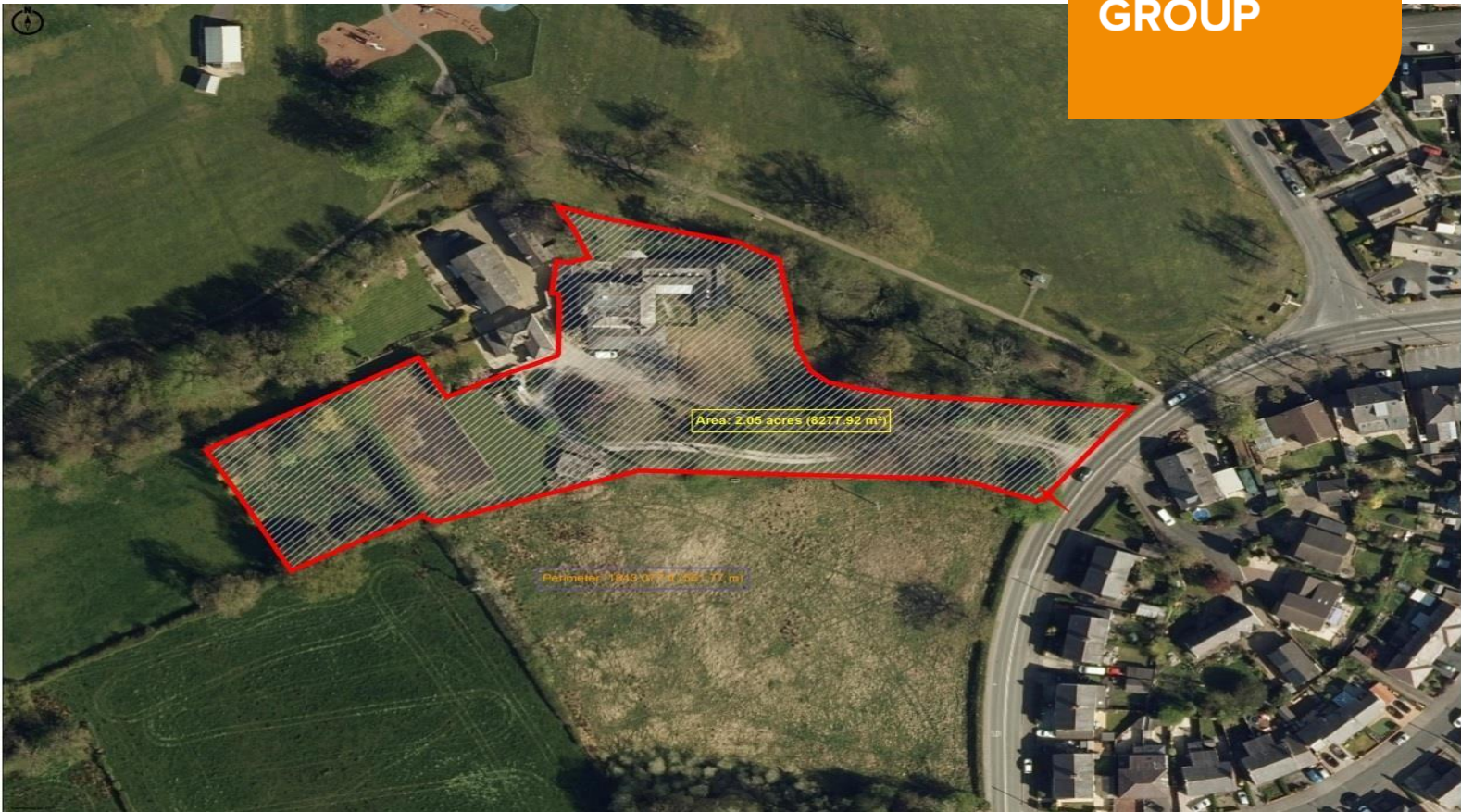


For Sale

LANDWOOD
GROUP



Land & Buildings at Grimsargh House, Preston Road, Grimsargh, Preston, PR2 5JE

Land and Buildings

- Positioned in semi rural area
- Land held under 4 Land Registry titles
- Former Nursing Home
- Potential for redevelopment subject to planning

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Location

The property is positioned in Grimsargh, a village within the City of Preston some 6 miles from the City Centre. Grimsargh is a well sought after location and the area surrounding the subject site comprises agricultural land and residential properties.

The M6 at junction 31a is within easy driving distance to the South. We understand there is a regular bus service to Preston and the main railway station is just over 5 miles away.

Description

The buildings comprise the former Grimsargh House nursing home which is a large-detached building together with rear conservatory.

The site is accessed from the main Preston Road and shares an access with another residential dwelling situated to the side of the main property.

Accommodation

We are advised that the property previously provided residential care for up to 28 people with the main accommodation being planned out over ground and first floors.

The ground floor had a number of extensions.

We understand the business closed in circa March 2017.

The Gross Internal Floor Areas are as follows;

Description	Sqm	Sq.ft.
Ground floor	476	5124
First floor	237	2551
Attic	84	904
Total	797	8579

Planning

The local planning authority is :

Preston City Council

www.preston.gov.uk

Land adjacent to the site under application 06/2018/0711 has an outline application passed for a residential use.

Applicants are requested to make their own enquiries of the planning department. A number of trees on site are believed to be subject to TPO's.

Tenure Information

The premises are held within four separate Freehold Land Registry Titles. The four title are:

LA469553

LA493110

LA950141

LA950497

Tenancies

We understand the property and land will be sold with vacant possession.

EPC

Upon request.

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers invited for the freehold interests.

Viewings

Strictly by appointment.

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