



Blue Bell Farm

Higher Road, Longridge, Preston, Lancashire
PR3 2YX
5 acres
£250,000 guide

An exciting opportunity to acquire a multi use property in the heart of the Ribble Valley. Blue Bell Farm offers a wealth of features desirable to a large audience of buyers. With the potential for live work accommodation subject to planning or simply existing commercial usage for the lifestyle buyer.

- * 4,570 sq ft commercial unit
- * Car parking area
- * B1 commercial use office and workshop
- * Mains Services
- * 5 acres adjoining agricultural land
- * Great location

Viewing by appointment only through the selling agents Ref JT. For sale by informal tender offers are invited with proof of funds by 12noon 28th May 2021 to the Sawley office, clearly marked Tender Blue Bell Farm.

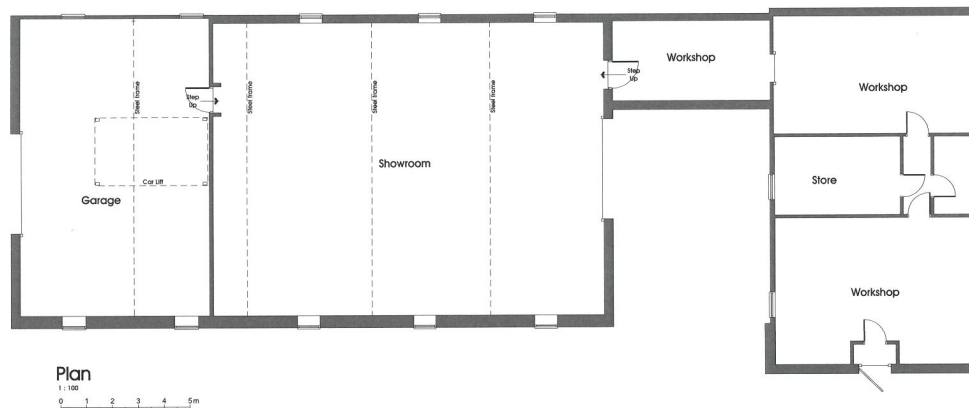
Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH

T: 01200 441351 E: Sawley@rtumer.co.uk W: www.rtumer.co.uk

Description

Blue Bell Farm is located in the heart of the Ribble Valley on the outskirts of Longridge along Higher Road in the Forest of Bowland AONB. Currently used as office space and garage/workshop facilities this commercial unit spans over 4,500 sq ft. Access is good from the public highway into a large hardcore parking area with landscaped borders and lawned verge. The property comprises of two steel portal framed buildings that are joined together by a further interlocking 10ft wide x 20' long building. The buildings are stone clad to the lower half with timber clad to the upper with corrugated sheet roof. The larger of the two buildings is fully insulated with a raised, weight bearing floor, fracture mat, is fully tiled and has an underfloor heating system. The rear of the two buildings has a concrete floor and exposed painted concrete block work walls. This particular building has been sectioned off to form the basics of a kitchen, living area, bathroom/wc and box room. There is currently an LPG fired central heating system installed throughout, with radiators in some rooms, fluorescent lights throughout and double glazed window units to the sides. Mains water and mains electricity services are connected to the building.

Currently under planning permission 3/2015/0918 the unit is used commercially under B1(a) and B1(b) permissions. A recent application 3/2019/0471 was approved by Ribble Valley Borough Council for conversion of the building to a single story live work unit SPECIFIC ONLY to the current owner and business operator.









Rates & Services

Local Authority - Ribble Valley Borough Council

Tenure - Freehold with vacant possession business rates payable currently circa £8,500p/a

Services - Mains Water, Mains Electric, LPG gas central heating, mains sewerage.



Plan of Land





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