



**Lane Ends Farm**  
**COMMERCIAL YARD, OFFICE, BUILDING & Paddock**  
**Hothersall Lane**  
**Longridge**  
**Preston, Lancashire**  
**PR3 2XB**  
**Set in 3.59 acres**  
**FOR SALE BY INFORMAL TENDER**  
**Guide Price OIEO £750,000**

A desirable opportunity for the purchase of a valuable commercial property in a great location on the outskirts of Longridge town. Lane Ends Farm has the benefit of a good sized 170sq/ft brick built office block, 1800sq/ft workshop building, secure concrete yard and storage areas, customer car park and adjoining 1.7 acre agricultural field. All mains electric, gas & water services are available with private drainage, local authority Ribble Valley Borough Council with business rates payable and a use class of Workshop & Premises.

Tender deadline **12 noon Friday 12th July 2024** clearly marked 'Lane Ends Farm' to the Sawley office. Tender form available at [www.rturner.co.uk](http://www.rturner.co.uk) or by request.

Viewings by appointment only through the selling agents. Ref JT Sawley office 01200 441351

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



## Description

Lane Ends Farm provides a useful and attractive small commercial site in the Ribble valley close to major road networks and the M6 motorway junctions and other facilities on the outskirts of Longridge Town. Previously tenanted long term by a landscaping company the site is in good condition and has potential for many other commercial uses with the benefit of offices, buildings, workshop, yard and agricultural land available. The property would appeal to several different buyer types from private individuals to investors and speculators alike.

The premises comprises in more detail as follows:

### Detached Office (750sq/ft gross internal area)

Constructed in 1998 with brick and white painted pebble dash rendered walls and a tile roof over all walls are cavity and insulated. The building is single story and has a small amount of loft storage available the internal floor area extends to circa 750 sq ft. **Entrance Vestibule** 10' 9" x 5' 2" with glazed inner and outer doors. **Open plan office** 22' 0" x 14' 8". **Manager's Office** 10' 8" x 9' 8". **Rear Office** 12' 3" x 10' 8". **Store Room** 7' 8" x 5' 0". **Rear Entrance Area** 11' 6" x 7' 4" with glazed rear entrance, boiler room with toilet and wash basin, disabled toilet and wash basin. The rear entrance area is open to the main office.



### **Workshop – 1800sq/ft (60' x 40')**

A steel portal frame construction with concrete block walls, upper side cladding and roof cladding in corrugated fiber cement sheets, concrete floor with vehicle inspection pit, wood paneled internal office, concrete internal block wall lock up, open loft area to one side with storage shelving above and below and large sliding entrance doors. Adjoining externally to one side is an L shape three bay open front storage area of timber pole structure with steel sheet roof and end cladding. Mains water and electric services.



### **Car Parking area**

Tarmac area with mature planted borders, street lighting and a separate access gateway off Hothersall lane to the yard area. The customer car park leads round the back of the workshop to the main office building entrance.

### **Yard area**

Cocreated and part hardcore drained yard area for equipment storage including wash down areas, dirty water tanks and sediment tanks. The yard extends to 1.89 acres to include the office, carpark and workshop. Security gates to the highway access.



**Land - 1.7acre**

Shown on the enclosed plan within the boundary edged red to the south of the site lies a small agricultural paddock extending to approximately 1.7 acres. The land has its own separate access gate off Hothersall lane, has walled and stockproof boundary fencing with a small pond located to the roadside boundary.

**Services**

Mains electric (3phase), mains water, mains gas & private drainage system.

**Tenure**

The land is offered for sale Freehold with vacant position.

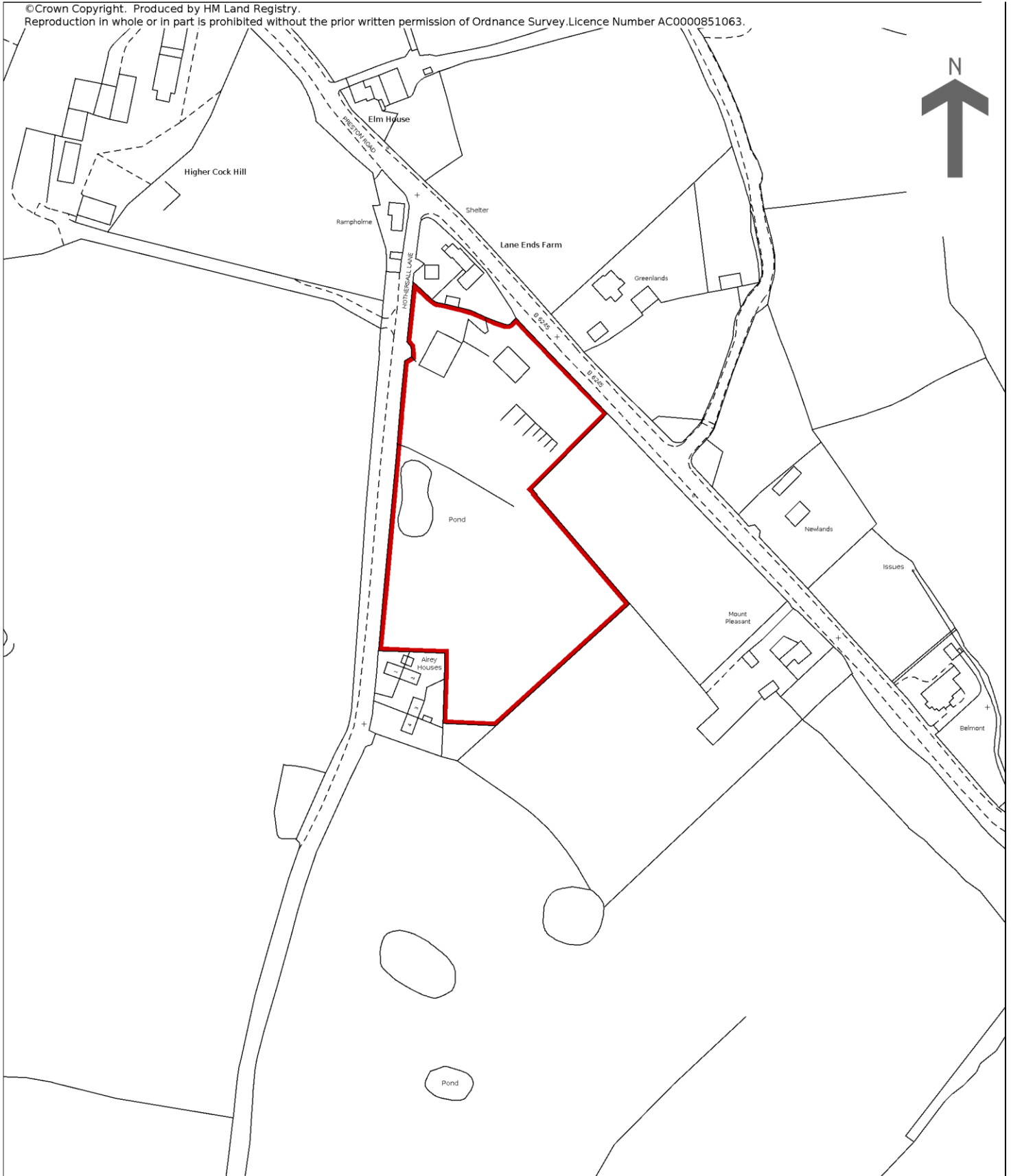
**Local Authority & rates**

Authority - Ribble Valley Borough Council

Rates payable 2024/2025 - £9,106

Usage class – Workshop and Premises

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Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.



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