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**FOR
SALE**



FORMER CARE FACILITY

0.143 hectares (0.353 acres)

499 m² (5,372 ft²)

**74 Wellington Road
Preston
PR2 1BX**

- Rare Freehold Opportunity
- Substantial Corner Plot
- Located within a popular leafy residential area
- Close to amenities & Preston docklands
- Potential for a range of alternative uses S.T.P

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Location

The Property is situated at the junction of Wellington Road and Tulketh Road (A5072) in a popular predominantly residential area, approximately 1 mile to North West of Preston City Centre.

The location offers excellent access to Preston City Centre, Preston Docklands and the surrounding amenities including Haslam Park, Ashton Park, several local centres and the main UCLan student campus.

Leisure and retail facilities are located in an abundance close by including an Odeon cinema, KFC, Starbucks, McDonalds and Morrisons supermarket.

Description

A substantial detached property of brick construction beneath a pitched slate roof incorporating period features and a mix of both UPVC and timber frame windows.

Internally, the accommodation is predominantly cellular in nature providing a number of rooms over ground and first floor together with a single storey extension, constructed circa 1998 which includes a kitchen and open plan communal living area.

Externally the property benefits from a substantial garden together with tarmac driveway and large garage.

The property has been subject to some vandalism and in need of works.

Accommodation

We have estimated the property extends to the following approximate Gross Internal Areas:-

	m ²	ft ²
Ground Floor	197	2,121
First Floor	197	2,121
Single storey extension	105	1,130
Total	499	5,372

The site extends to a gross area of approximately 0.143 hectares (0.353 acres).

Services

It is understood that all mains services are available and connected to the property including electricity, gas, water and drainage.

We would advise interested parties make their own separate enquiries in this regard particularly in relation to capacities if redevelopment is proposed.

Council Tax

The property has a Council Tax assessment of Band G.

Interested parties should, however, make their own separate enquiries with Preston City Council (www.preston.gov.uk).

Planning

We believe that the premises benefit from an lawful use classification within Class C2 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

We further understand the property falls within the Ashton Conservation Area.

Interested parties should make their own enquiries of Preston City Council.

Adjacent Development proposal

We understand the adjacent site secured planning permission for the development of 5 x residential dwellings (planning app no. 06/2019/0840) comprising 1 pair of semi detached properties and a block of 3 mews properties.

Tenure

Freehold with the benefit of vacant possession.

Guide Price

Upon Application.

Method of Sale

Offers are invited for the freehold interest on either unconditional or conditional terms.

Presently, it is the intention to sell the property by way of private treaty, however, subject to the level of interest, this may be reviewed.

Our clients may be willing to consider alternative sale structures, including joint venture proposals, subject to the terms proposed.

Photographs and Plans

All photographs and plans incorporated herewith are indicative and provided for identification purposes only and should not be relied upon.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

VAT

All prices are quoted exclusive of, but may be subject to, VAT at the standard rate.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

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Contact: Harry Holden/Mark Clarkson

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