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**TO LET
FOR SALE**



GRADE II LISTED BUILDING WITH DEVELOPMENT POTENTIAL

1,040 m² (11,198 ft²)

**Ryelands House
Ryelands Park
Owen Road
Lancaster
LA1 2LN**

- Excellent access links to City Centre, Morecambe and M6
- Substantial premises within attractive setting
- Various potential uses (S.T.P)

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Location

Ryelands House is situated within Ryelands Park, to the north of the River Lune and Lancaster City Centre. The property benefits from vehicular access via Torrisholme Road (B5321), to the west, which provides direct connectivity to Morecambe. To the east, the B5321 intersects with Owen Road, offering access to both Lancaster City Centre (approximately 1 mile South) and Caton Road, which ultimately links to Junction 34 of the M6 Motorway (approximately 2.5 miles east), providing regional and national connectivity.

Northbound, Owen Road connects to Slyne Road (A6), a major arterial route serving the popular suburbs of Hest Bank, Bolton-le-Sands, and Carnforth. This route also links to the Bay Gateway (A683), enhancing access to the wider Lancaster and Morecambe area and the regional road network.

The immediate surroundings include a nursery located adjacent to the building, with the broader area around Ryelands Park being predominantly residential in nature.

Description

The property is a significant and attractive Grade II listed building, constructed from cut stone beneath traditional slate roofs, incorporating many period features. It is understood to have been built in the early 1800s, with additions in the late 1800s. The premises have served various historic uses, most recently as a medical facility occupied by the NHS as clinic space and office accommodation.

The property is arranged over ground, first, and second floors, in addition to a basement. It provides a mix of open-plan and cellular rooms, including a large hall and entrance-way, as well as kitchens and WCs. The building also includes a residential flat and a tower.

Externally, while there appears to be no formal allocation of parking, there seem to be some parking arrangements available directly outside the premises, as well as potential shared use of nearby parking areas, including those associated with the adjacent nursery and the wider Ryelands Park area.

Accommodation

We estimate the property extends to an approximate gross internal floor area of 1,040 m² (11,198 ft²).

Services

The premises generally benefit from all mains services. Interested parties are advised to make their own enquiries regarding capacities.

Rating Assessment & Council Tax

The premises will require reassessment for rating purposes.

The Council tax banding for the residential flat has been removed.

Interested parties, should, however, make their own enquiries with the local authority rating department.

Planning

We believe the premises offers an established use classification generally within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

We further understand the premises are Grade II Listed.

Interested parties, should, however, make their own enquiries of the local planning authority.

Tenure

Expressions of interest are invited for the long leasehold (virtual freehold) sale, with terms subject to negotiation, ranging between 125 and 250 years.

Asking Price & Rental

Upon Application.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate

Ryelands House Caton Road Lancaster LA1 2LN	Energy rating D	Valid until 18 June 2031
		Certificate number 9275, 1150, 2595, 4457, 4655

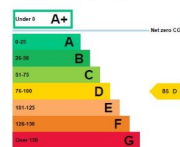
Property type	D1 Non-residential institutions - Primary Health Care Building
Total floor area	1,152 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Current Building Condition

The building is generally in need of repairs and refurbishment, and it is anticipated that any offers received, whether for sale or letting, will reflect the level of repairs required.

Overage & Clawback

Any sale will be subject to Lancaster City Council's standard overage and clawback provisions. Further details are available upon request.

VAT

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

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/Tenant. Our client reserves the right not to accept the highest or any offer received.

Enquiries

Via the sole agents:

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