



Former Kirkland Smithy, A6 Bypass, Churchtown, Garstang, Lancashire PR3 0HQ
Guide Price to £ 325,000

Former Kirkland Smithy

A6 Bypass
Churchtown
Garstang
Lancashire
PR3 0HQ

A commercial dual span building together with a single storey extension which adjoins an original smithy constructed of stone walls, together with a concrete yard apron to the front and a currently underutilised rear yard area

The site has full planning permission for residential redevelopment to 3x dwellings

The site will be of interest to a developer, as a commercial investment or a tradesperson with potential to develop part as a dwelling and retain part for storage and/or commercial use subject to planning permission

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Former Kirkland Smithy premises provides a range of existing commercial buildings which extends to approximately 411 sq.m (4,425 sq.ft) of ground floor area.

The existing accommodation is described as follows;

Dual Span Commercial Building 230 sq.m (2,475 sq.ft)

An open plan commercial floor space measuring approximately 16.75m x 13.73m. 6.56m ridge height. 4.3m eaves height. 2x sliding access doors to gable end and side elevation together with a personnel door. The building is constructed of steel stanchions, concrete block walls asbestos cement cladding under an asbestos cement clad roof. Concrete floor.

Single Storey Workshop 55.25 sq.m (595 sq.ft)

A useful workshop or storage area measuring approximately 9.2m x 6m constructed of concrete block walls under a pitch asbestos cement clad roof. Concrete floor. Sliding access door to gable end.

Lean-to 8.7 sq.m (93 sq.ft)

A storage area measuring approximately 4m x 2.16m constructed of concrete block walls under a monopitch asbestos cement clad roof. Concrete floor.

Traditional Former Smithy 33 sq.m (355 sq.ft)

Measuring approximately 9.2m x 6m constructed of solid stone wall elevations under a pitch asbestos cement clad roof.

Land

There is a useful but currently under-utilised rear yard area which is accessed along the side of the dual span building.

The extent of the property is shown edged in red on the attached identification plan.

Planning Permission for Residential Redevelopment

There is full planning permission to replace the existing buildings with three dwelling units which in total will afford approximately 289 sq.m (3,110 sq.ft) Appln No. 20/01209/FUL

This permission under utilises the potential site volume as the existing buildings could afford approximately 557 sq.m (5,992 sq.ft) which could incorporate two floors in the dual span building.

Services

Mains water and 3 phase electricity. Private drainage.

Tenure

Freehold. Immediate vacant possession available. No vendor chain

Viewing

Accompanied viewings with the selling agent.

The property may be viewed externally during daylight hours subject to prior notification via email to the selling agent.

info@shpvaluers.co.uk

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