

PB198

Development Prospect Property

Burndale Former Residential Care Home

7 Robin Lane
High Bentham
Nr Lancaster
LA2 7AB



Price: Offers Invited

Viewing: By appointment through Richard Turner & Son Bentham Office.

Comprising a substantial 2 storey building extending to approx 3,700 sq feet ground floor, being brick/concrete block built/roughcast under a tiled roof. The property has operated for the last circa 17 years as a residential care home for the elderly but has recently closed and may now alternatively ideally lend itself for redevelopment into residential housing or conversion into office/business use etc. subject to necessary Planning Permission being obtained.

Occupying a generous sized plot extending to approx 9,600 sq feet in total (0.22 acre est.) in a central town location adjacent to public car parking and within easy access of local shops and amenities.

Services: All mains services connected.

Council Tax Band: The property is presently banded as follows:-
Burndale House, 7 Robin Lane, Bentham - Band **F**
Flat 1, Burndale, 7 Robin Lane, Bentham – Band **A**
Flat 2, Burndale, 7 Robin Lane, Bentham – Band **A**

Tenure: Freehold with vacant possession on completion.

Solicitors: Oglethorpe Sturton & Gillibrand, Station Road, High Bentham,
Nr Lancaster, LA2 7LH. Tel: 015242 61212.



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