

A Joint Instruction with Fisher Wrathall – Estate Agents

7 Dallas Road, Lancaster, LA1 1TN

For Sale by Informal Tender



- Large Victorian Townhouse close to Lancaster City Centre
- Three Large Reception Rooms plus Kitchen and Separate Utility/Cloakroom
 - 5 First Floor Bedrooms plus Boxroom
 - Two Large Second Floor Bedrooms
 - Extensive Cellars
 - Large Garden Plot with Potential for Development
 - Double Garage
- Original Features Retained – High Ceilings, Decorative Plaster, Ceiling Coving/Cornice Work
 - Original Window Shutters Retained to Certain Rooms
- Gross External Floor Area excluding Cellars 417m² (4,486ft²) plus cellars 204m² (2198ft²)
 - Overall Site Curtilage 1341m² – 0.3 acres or thereabouts

SITUATION AND DESCRIPTION

Number 7 Dallas Road, Lancaster is a fine example of a Victorian villa style townhouse dating from the mid 19th Century, the property offers scope for a variety of uses appropriate to the city centre Conservation area.

Whilst Dallas Road is predominantly residential in nature there is clearly scope for alternative uses or residential conversion and the extensive front garden area offers additional scope for re-development.

The property which has in the past been the home of the Anglican Bishop of Lancaster retains many attractive period features, internal joinery, decorative plasterwork and a most impressive two flight staircase featuring decorative cast iron balustrade work and polished Mahogany handrail.

Whilst the current fixtures and fittings are a little "tired" they would nevertheless prove adequate on a short term basis whilst allowing the new owner a chance to live in the property and decide how best to achieve modernisation and possibly an extension of the property – a former conservatory located to the south east corner with French windows off the existing main reception room being an obvious starting point.

The first and second floor accommodation could be rationalised to create dressing and en-suite rooms and the extensive attics offer scope for children's/teenagers or au pairs accommodation.

The house enjoys an attractive south facing, commanding position yet is conveniently close to the city centre as well as Lancaster Railway Station affording easy access for commuting throughout the north west and wider employment centres.

DIRECTIONS

Approaching Lancaster city centre from the south (past the University) the inner ring road crosses a bridge into King Street, into the one way system continue then following the signposts for the railway station turning left into Meeting House Lane at the Market Street traffic lights, turn second left into Dallas Road and the property will be found on the left hand side after approximately 50 metres – Lancashire Ordnance Survey Street Atlas page 210, grid square 8E.

CONSTRUCTION

The house features stone faced main walls under quite a complex low pitched predominantly slate roof. The property features suspended timber floors throughout with extensive cellar accommodation below the ground floors.

ACCOMMODATION

Ground Floor – Orientation references to left and right as if facing the property from the front door –

Entrance vestibule with mosaic tile floor, two steps up to inner doors leading to Hall	8.15m x 2.24m an impressive central hallway with decorative ceiling coving and impressive two flight staircase.
Front Right Reception Room	6.03m x 4.55m plus bay 2.24m x 1.56m, tiled fireplace with Victorian white marble style surround, three central heating radiators, French

	windows leading to former conservatory, ceiling and wall uplighters, decorative plaster coving, central ceiling rose and picture rail.
Front Left Reception Room	5.76m x 4.5m, tiled fireplace in wood surround, attractive side bay window feature, original gloss painted timber box shutters to front window, two central heating radiators, decorative ceiling coving/cornice work and matching ceiling rose.
Rear Left Reception Room	4.52m x 4.5m, Lakeland slate fireplace in reproduction Georgian surround with gas fire fitted, two central heating radiators, shuttered window to the Dallas Road frontage, period ceiling coving, cornice work and arch plus ceiling rose.
Scullery Passage to rear of Hall	with mosaic tile floor, doors off leading to cellar and joint lobby to garden as well as
Kitchen	4.7m x 4.53m, gas fired Aga with tiled surround to original chimney breast, range of matching wood fronted base and wall cupboard units with worktops and tiled splashbacks, integrated dishwasher and microwave, space for fridge freezer, spotlight rail to ceiling, central heating radiator. Four steps up to
Pantry Alcove Area	1.5m x 1.06m
Utility Room	4.73m x 3.17m, glazed earthenware single drainer sink, central heating radiator, wall cupboards, plumbed for washer, Victorian clothes airing rack mounted to ceiling.
Cloakroom/WC	with central heating radiator, pedestal wash hand basin and low flush WC.
<u>First Floor</u>	
Half Landing	with central heating radiator.
Bedroom	3.7m x 2.0m, walk-in storage cupboard, central heating radiator.
Bathroom/WC	3m x 2.2m four piece suite comprising pedestal wash hand basin, low flush WC, separate Mira shower and panelled bath.
Main First Floor Landing	
Bedroom Front Left	4.5m x 4.17m, two central heating radiators.
En-Suite	2.95m x 1.4m comprising panelled bath with shower over complete with shower rail and curtain, wash hand basin in vanity unit and low flush WC.
Main Landing	Walk in boxroom

Bedroom Front Right	4.5m x 4.26m, central heating radiator, pedestal wash hand basin in vanity unit.
Bed/Boxroom Front Centre	2.2m x 2.6m, central heating radiator – used as small study but could be used as child’s bedroom (6 th bedroom) or dressing room.
Bedroom	3.72m x 4.53m with central heating radiator.
Bedroom	4.5m x 3.7m, wash hand basin in vanity unit, walk-in wardrobe.
Inner Landing to Attic Staircase	WC under stairs.

Second Floor

Room 1	6.1m x 4.54m, night storage heater, fireplace and walk-in cupboard.
Room 2	6.06m x 4.56m, night storage heater.
Landing Area with Sink/access to under eaves/roof voids	10.25m x 1.42m

Cellars

Extensive cellars beneath the whole of the ground floor comprising

Room 1 (front left)	5.8m x 4.4m, former water boiler, electric meters and central heating radiator.
Room 2 (front right)	6m x 4.4m plus bay.
Room 3 (beneath utility area)	4.2m x 3.2m with central heating boiler.
Room 4 (rear left)	4.5m x 4.4m coal chute from pavement, gas meters.
Room 5 (rear right)	4.6m x 4.4m stone cold shelf, timber wall shelves, central heating radiator.
Central Cellar stairwell area with Pantry/Wine Cellar to front	10m x 2.3m featuring stone shelves

Outside

Detached double garage with electric up-and-over door, extensive gardens to front, overall curtilage of property shown edged on the attached Ordnance Survey extract.

Services

The property is connected to public supplies of gas, electricity and water with drainage to the Local Authority maintained sewer. Gas fired central heating installed throughout much of the accommodation apart from the attics which have electric storage heaters installed.

Tenure

Advised Freehold and free from Chief Rent

Council Tax Band

The property is in Council Tax Band ' G ' payable 2011/2012 £2,517.45 to Lancaster City Council.

No informal advice has been sought in relation to potential alternative uses however prospective purchasers may wish to make further enquiries to Andrew Drummond - email adrummond@lancaster.gov.uk, tel: 01524 582000.

PRICE

Offers invited in excess of £385,000 all offers to be submitted on the attached Form of Offer to arrive at the offices of Lea, Hough & Co by Friday 2nd December 2011 - envelope attached.

VIEWING

Solely by appointment with the selling agents.

Vacant Possession on Completion

PLANNING ADVICE

No detailed pre-planning application discussions have been held with the Local Planning Authority - Lancaster City Council however, the generic advice on the possibility of housing development within the garden have identified key factors which would need to be factored into any site specific design:

1. Impact on the setting of neighbouring Listed buildings and the Conservation Area in general in which the site is located.
2. Trees within the site are protected by virtue of them being located within the Conservation Area (for specific tree advice contact Maxine Nagg - Council's Tree Officer - 01524 582384).
3. The urban form of the area.
4. Adequate amenity space for existing and proposed dwellings.
5. Access and parking.
6. Maintenance of privacy and associated amenities to the new dwelling and neighbouring properties/gardens.
7. Design, scale and massing must be sympathetic to the character's area.

Misdescription Act

Your attention is drawn to the following notice.

Lea Hough & Co, for themselves and for the Vendor(s) or Lessor(s) of this property, gives notice that:

1. These particulars, whilst believed to be correct, do not form any part of an offer or contract and are for a guide only.
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Ref: V.200-366 Oct 2011