

FOR SALE BY INFORMAL TENDER

Rockwood, 4 East Park Road, Blackburn, BB1 8AT



- Detached Large Victorian era former house – 465.7m² (5010ft²) plus cellar
 - net internal area 99m² (1065ft²)
 - Most recent uses are as a Special School, previously offices
- Spacious grounds extending overall to 2078m² (0.51 acres) or thereabouts
 - Potential building plot fronting Shear Bank Road
- Property restored in the late 20th Century retaining many original style features with added security of internal wrought iron window grilles
- Gas central heated throughout and largely upvc framed double glazed windows

SITUATION AND DESCRIPTION

A fine detached Victorian era Gentleman's residence converted to office and non-residential institutional use (school) with scope for a wide variety of purposes within an attractive conservation area setting yet within half a mile of the town centre overlooking Blackburn Corporation Park, a prestige and prominent property constructed of brick with stone features and a complex slate roof set within a spacious curtilage offering potential for further development or extensive car parking with play areas and building plot for detached house to rear with access on to Shear Bank Road.

DIRECTIONS

From the town centre follow signs for Preston – Preston New Road, within 500 metres of Barbara Castle Way turn right at the first mini-roundabout into East Park Road and the property will be found on the right hand side – Lancashire Ordnance Survey Street Atlas, page 100, grid square 6D.

ACCOMMODATION

Ground Floor

Entrance Vestibule	2.2m x 2.0m mosaic Victorian tile floor
Main Entrance Hall	9.3m x 2.7m (max dimensions) Victorian mosaic tile floor
Decorative two flight staircase	off, impressive original style Victorian plasterwork coving cornice and ceiling rose.
Reception Room (front left)	5.95m x 4.4m plus bay 2m x 0.8m decorative period fireplace with coal effect gas fire, marble hearth and surround, period style central heating radiators, decorative plasterwork.
Reception Room (front right)	5.0m x 4.5m, decorative period fireplace with coal effect gas fire, marble hearth and surround, period central heating radiators and ceiling plasterwork.
Reception Room (rear right)	3.9m x 6.5m, decorative style fireplace with coal effect gas fire.
Ground Floor Cloakroom	2.5m x 1.4m, disabled ambulant with w.c. and wash hand basin.
Office	4.2m x 2.2m with central heating radiator
Kitchen/Servery	6.5m x 2.26m fully equipped catering facility incorporating commercial gas cooker, fridge, warming cabinet, dishwasher, stainless steel worktops, splashbacks and extractor canopy.
Dining Room/Canteen	5.43m x 4.95m (max dimensions)
Storeroom	2.6m x 1.4m – plumbed for washer
Kitchen Training Room	7.8m x 2.6m (max dimensions), stainless steel sinks, worktops to part of four walls,
Rear vestibule with steps down to rear recreation area	– 2.5m x 1.55m
Understairs Store (under secondary staircase)	
Two flight staircase with half landing and toilet off	– 2.2m x 1.8m, half tiled with w.c. and wash hand basin

First Floor

Front Left Hand Room	6m x 4.44m (max dimensions)
Front Right	6.76m x 5.75m (max dimensions)
Side – left hand side	5.4m x 4.6m
Side – right hand side	4.5m x 2.4m
Rear – right hand side	5.5m x 3.8m
Staff Room	4.85m x 2.71m
Rest Room	3.9m x 3.7m with sink/base unit
Rear stairwell toilets	1m x 1.16m with w.c. and wash hand basin 2.0m x 1m w.c. and wash hand basin

Cellar

Extensive cellar accommodation comprising:

“Science” room	5.8m x 4.1m
Rear right hand room	6.35m x 4m (max dimensions)
Washroom off	3.3m x 1.4m
Rear left hand room	6.3m x 4.32m (max dimensions)
Cleaner’s store/meters	2.34m x 1.2m
Second store/Lab technicians room	– 3.8m x 2m

Toilets 3.2m x 2.4m comprising 3 w.c. compartments with 2 wash hand basins

Shower room

Outside

Extensive car parking to front, secure recreation area to rear plus potential building plot with frontage to Shear Bank Road, overall curtilage shown edged on attached plan.

Tenure

Advised freehold and free from Chief Rent.

Services

The property is connected to the public supplies of gas, electricity and water with drainage to the Local Authority maintained sewer. Gas fired central heating installed throughout the accommodation.

Planning

The most recent use of the property was as a Special School (non-residential institutional use). The property was previously used as offices but was clearly originally built as a domestic residential dwelling of substantial scale and proportion.

The property which is not listed lies within the Corporation Park conservation area, however, we understand that planning permission was granted some years ago for a detached dwelling within the rear garden which extends to Shear Bank Road.

Prospective purchasers should make their own specific enquiries of Blackburn with Darwen Borough Council as to intended uses but in general terms continued non-residential institutional, office or residential use is likely to be considered favourable subject to any extensions and alterations complying with Conservation Area policy. Further enquiries should be addressed to Blackburn with Darwen Borough Council, Town Hall, Blackburn, BB1 7DY, email: planning@blackburn.gov.uk.

General Information

Roads

Both East Park Road and Shear Bank Road are made up and adopted by the Local Authority.

Rateable Value

The Rateable Value for the property is £29,250, rates payable 2011/12 are £12,665.25 payable to Blackburn with Darwen Borough Council

Room Dimensions

The room dimensions quoted are taken to the widest part of each room.

VIEWING

The property is currently vacant and can be viewed by appointment with the selling agents.

Offers

Offers in excess of £500,000 invited in writing by completion of the attached Form of Offer.

Vacant Possession on Completion

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.
2. Any intending purchaser must satisfy themselves by inspection or otherwise as to the condition of the premises and no warranty is given by the Vendor(s), their Agents or any person in the Agents employment.
3. Any gas, electrical or other appliances included have not been tested; this includes drains, plumbing and electrical installations. It is recommended that all persons carry out their own investigations prior to contract.

Ref: S.343

FORM OF OFFER
Subject to Contract
Rockwood, 4 East Park Road, Blackburn, BB1 8AT

Offerer:

Name.....

Address.....

.....Post Code

Telephone No..... Mob No.....

Solicitor who will act for Offerer:

Name of Company Contact:

Address.....

.....

Telephone No. Email:

I/We hereby submit offer(s) to purchase the property as described – **Rockwood, 4 East Park Road,**

Blackburn, BB1 8AT in the sum of £.....

words)

Signed.....Dated.....

PLEASE ALSO PROVIDE THE FOLLOWING INFORMATION –

Is your ability to proceed subject to obtaining a mortgage or bank loan ? YES/NO

Is your ability to proceed subject to sale of any property which you own? YES/NO

If yes, is property on the market? YES/NO

If so, at what price? £.....

Is the property:- 1. Under Offer? YES/NO

2. Sold, subject to contract YES/NO

Note: This information will be used by the vendors in assessing all offers received, but for no other purpose whatsoever.

Condition

1. The vendors do not bind themselves to accept the highest, or any offer, received.

2. Any escalating of non-fixed sum offers will not be considered.