Frank Harrington Associates

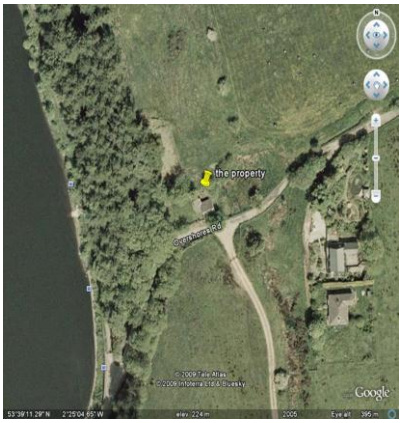
CHARTERED SURVEYORS LAND & DEVELOPMENT CONSULTANTS

RICS

On the instructions of United Utilities

FOR SALE

Overshores Road, Entwistle, Turton
Nr Bolton, BL7 0LU



Stone Building in Rural Location with Potential

General Description

A single storey building constructed of stone and brick under part pitched slated roof and part flat felt roof. The site is situated in a Rural Location within the Turton and Belmont Estate with superb views and surroundings. The site comprises a former Camping Barn and Garage formerly used for storage. The property comprises two main rooms measuring 4.6 x 4.8 and 2.3 x 4.6 with adjoining Kitchen and WC areas. The internal area extends to approximately 36m² (387 sq ft). There is a detached garage constructed of stone and timber. The property is set within a site which extends to approximately 0.1 acre.

Planning

The current Planning Permission (obtained in 1993) is for *conversion of existing mess room and store into Camping Barn at Hall Shores Croft. Application reference 10.93/1446.* The building may have potential for alternative uses but all interested parties must make their own enquiries of the Local Authority.

Local Authority

Blackburn with Darwen Borough Council.

Services

There have been previous connections to water and electricity but purchasers should make their own enquiries. The Purchaser will be responsible for installing and maintaining a Bio-Disk on site. Permission from UUW has been granted.

Access

UUW will grant a right of way over Batridge Road. The property is also accessible from Overshores Road off Entwistle Hall Lane.

Clawback

As the property is being sold with its existing Planning Permission the Contract of Sale will include a Clawback Provision. This will require 50% of the increased value achieved by obtaining a planning permission to be paid to the Vendor. The mechanism for this Clawback Provision will be agreed with the Purchasing Party. The Clawback period is 25 years.

Method Of Sale

Offers Invited in Excess of £70,000. All offers to be submitted in writing either by letter, fax or email to the offices of Frank Harrington Associates, 6 Cross Street, Preston, PR1 3LT. frank@frankharrington.com

6 CROSS STREET, PRESTON, LANCS PR1 3LT
TEL: 01772 880010 FAX: 01772 251885 MOBILE: 07860 460190
E-MAIL: frank@frankharrington.com