



FORMER FUNERAL DIRECTORS WITH DEVELOPMENT POTENTIAL

FOR SALE

Former Greenwoods Funeral Directors
Chapel of Rest
Cemetery Lane
Burnley
BB11 5DG

Size: 226 sq.m (2,468 sq.ft)
Site area: 0.2 acres

- Generous single storey property with excellent parking.
- Potential for re-development subject to obtaining the necessary planning consent.
- Popular residential location.
- Situated in a quiet location overlooking fields to the rear.

LOCATION

Situated just off Rossendale Road on Cemetery Lane the property lies within secluded surroundings overlooking Burnley Cemetery to the front and fields to the rear. Sitting just 0.4 miles away from Rosegrove railway station and 1.1 miles from Junction 9 of the M65. The property offers excellent connectivity to the neighbouring towns of Blackburn, Preston and beyond. Burnley town centre is approximately 10 minutes drive away.

DESCRIPTION

The property has been used as a funeral directors for a number of years and consists of three buildings comprising of a Chapel of Rest, a parlour and triple garages. The property lends itself to an owner occupier but also has redevelopment potential, subject to planning consent being obtained. The site area is approximately 0.2 acres with the surrounding area being predominantly residential

ACCOMMODATION

Chapel of Rest	78.00 sq.m (842.00 sq.ft)
Funeral Parlour	70.00 sq.m (754.00 sq.ft)
Garages	78.00 sq.m (842.00 sq.ft)

GIA 226.00 sq.m (2468.00 sq.ft)

SERVICES

The property has the benefit of all mains services.

SERVICES RESPONSIBILITY

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

PLANNING

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

BUSINESS RATES

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £17,500 per annum (2017/18).

PRICE

£135,000 (One hundred and thirty-five thousand pounds).

LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred.

EPC

An Energy Performance Certificate is available upon request.

VAT

All Prices quoted may be exclusive of but may be subject to VAT at the prevailing rate.

VIEWING

Petty Chartered Surveyors
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