



# UNIQUE DEVELOPMENT/ CONVERSION OPPORTUNITY

## FOR SALE

Heaton Hall

(The Tavern)

Morecambe Road

Lancaster LA1 5JB

### LOCATION

The property is located adjacent to the A683 which links Lancaster with Morecambe. The city centre lies approximately 1 mile to the south east. The property is located immediately adjacent to an Aldi Supermarket and is on the fringe of White Lund Industrial Estate and within close proximity to the Asda Supermarket.

### DESCRIPTION

The property comprises a detached, grade II listed public house/restaurant. The ground floor comprises a former bar area together with conservatory, extensions, office, WC's and a beer cellar to the first floor kitchen, dining room a further room and a private office and bedroom. To the second floor there is private accommodation including sitting room, kitchen, two bedrooms and a bathroom. There is a single storey 'L' shaped block located at the opposite side of the car park which has planning permission for conversion as detailed below.

There is a patio and lawn to the front of the main building with garden areas and car parking for approximately 40 vehicles.

### SIZE

From the details we have been provided with we understand the areas are as follows:

Main Building	4,680 sq ft	(435 sq m)
Detached Residential Block	3,644 sq ft	(339 sq m)
Site Area	0.33 hectares	0.82 Acres

### TENURE

We understand that the site is held freehold.

### PRICE

Offers are invited for the freehold interest.

### METHOD OF SALE

Conditional or unconditional offers are invited for the freehold interest.

### VAT

We understand that the purchase price will be subject to VAT.

### MONEY LAUNDERING

In Accordance with the Anti-Money Laundering Regulations 2017, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### VIEWING

Strictly by appointment

### CONTACT

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## PLANNING

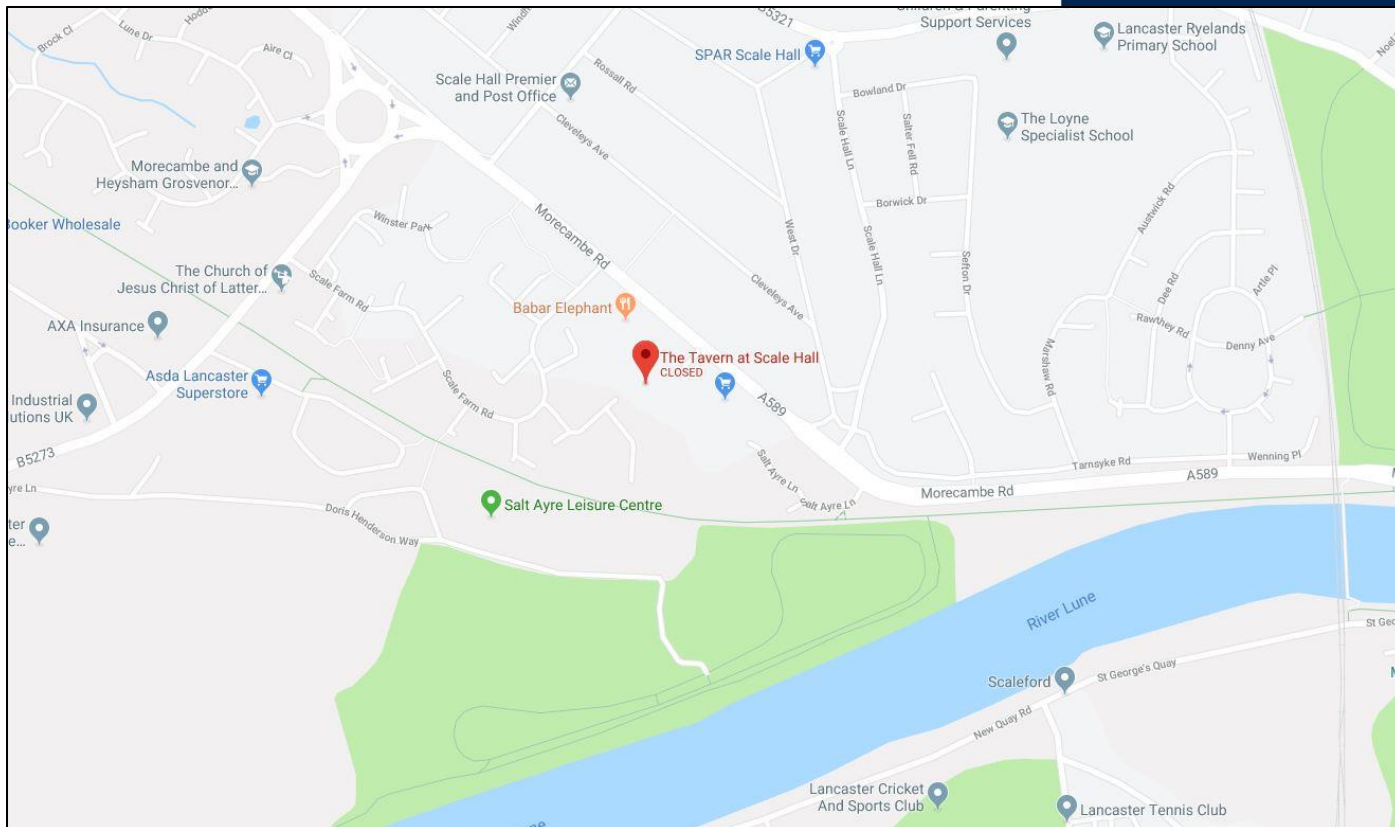
The property has secured planning permission on 4<sup>th</sup> December 2017 for “change of use and conversion of The Tavern into 5 dwelling houses (C3) including the demolition of the existing conservatory and associated motel building and the erection of 9no. dwelling houses (C3) with associated landscaping and vehicular parking”. The details can be found on Lancaster City Council Planning Portal (Application No. 17/01502/FUL).

A Section 106 Town and Country Planning Act 1990 has been agreed between Lancaster City Council and the current owners which involves the payment of £18,831 by way of a affordable housing contribution. Further details available on request.

## LEGAL FEES

Each party to be responsible for its own legal costs in connection with the transaction.

## LOCATION PLAN



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## SITE PLAN



EPC AVAILABLE ON REQUEST

For full details of available  
commercial premises  
throughout the North West,  
please visit:

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1 Winckley Court,  
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