

# PRICE REDUCTION



## FOR SALE

### FORMER RESIDENTIAL CARE HOME

Suitable for Conversion  
(subject to planning)

**Chestnut House**  
**507 Blackpool Road**  
**Preston**  
**PR2 1EQ**

#### LOCATION

The property is prominently located at the corner of Blackpool Road and Grosvenor Place in Preston. This is the main arterial route around the city centre and provides easy access to the Fylde Coast (Blackpool, Lytham and St Annes) as well as Bamber Bridge, Farrington, Leyland and Chorley. Within the immediate vicinity is One Stop convenience store and within one mile is the Docklands Retail Park which includes Mothercare, Morrison's supermarket, Pets at Home, McDonalds and Homebase. Preston train station and bus station lie approximately one and a half miles to the south east and east respectively.

#### DESCRIPTION

The property comprises a detached, four storey, former residential care home. The property is of traditional construction with cavity brick elevations, a multi-pitched roof overlaid with slate and UPVC windows and doors with stone surrounds. Internally the property has been subject to some minor refurbishment works and has the benefit of gas central heating painted plaster walls and carpet floor coverings. Externally the property is situated within private grounds with off-road parking for approximately 4 vehicles.

#### ACCOMMODATION

Basement:	Plant room, WC and stores (with potential for conversion)
Ground floor:	Vestibule, 2 x offices, lounge, dining room, kitchen and WC
First floor:	5 bedrooms and a bathroom including a shower cubicle
Second floor:	4 bedrooms, one with en-suite shower room

**SALE PRICE** – £375,000

**TENURE** – Freehold.

**COUNCIL TAX** – The property is listed as Council Tax Band 'F'.

**VAT** – All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

**LEGAL FEES** - Each part to be responsible for its own legal costs in connection with the transaction.

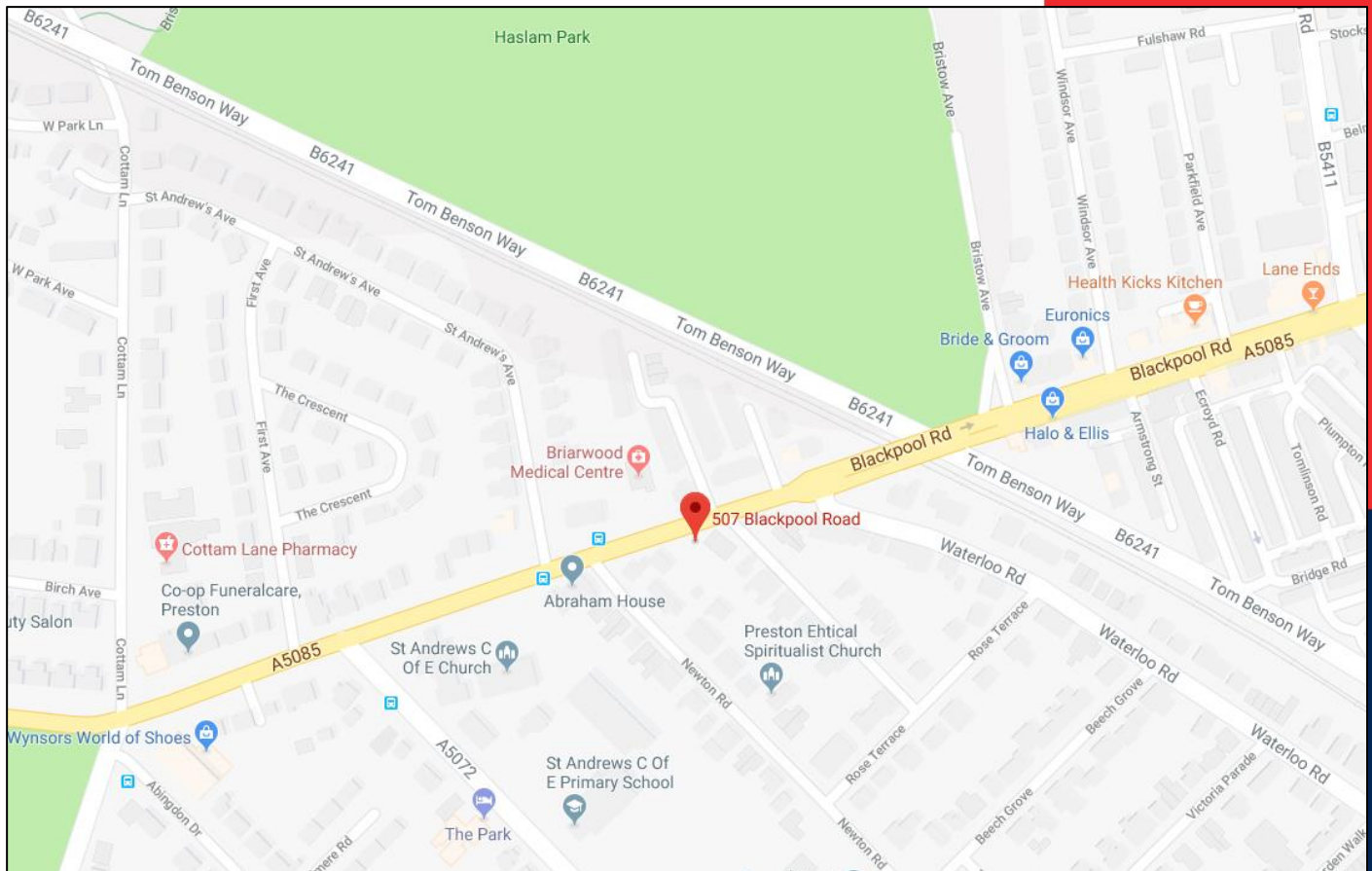
**VIEWING**  
Strictly by appointment

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## Energy Performance Certificate

Non-Domestic Building



Oakwood Northern Care  
507 Blackpool Road  
Ashton-on-Ribble  
PRESTON  
PR2 1EQ

Certificate Reference Number:  
0210-0838-7429-7302-6006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

84

This is how energy efficient the building is.

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 475  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 159.57  
Primary energy use (kWh/m<sup>2</sup> per year): 916.72

### Benchmarks

Buildings similar to this one could have ratings as follows:  
31 If newly built  
90 If typical of the existing stock

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

[www.pinkus.co.uk](http://www.pinkus.co.uk)

16-18 Riversway Business Village, Navigation Way,  
Preston PR2 2YP



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