



Farrow & Farrow

ESTATE & LETTING AGENTS



- Newchurch Road, Stacksteads, Bacup
- DEVELOPMENT OPPORTUNITY - APPROVAL IN PLACE
- Ground Floor Shop & 2x 2 Bed Flats Over Approved
- Conveniently Located For Local Amenities
- Public Transport & Commuter Routes Nearby
- Deceptively Spacious
- Opportunity To Improve & Add Value
- Contact Us To View

460, Newchurch Road, Bacup, OL13 0NB

£140,000

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*** NEW *** - MAIN ROAD SHOP PREMISES WITH DEVELOPMENT SCOPE - Approval In Place For Ground Floor Shop & 2x 2 Bedroom First Floor Flats, Available Singularly Or As A Combined Lot With Adjoining Premises Too, (See Separate Listing) - NO CHAIN DELAY - Call Us To View!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

460 Newchurch Road, Stacksteads, Bacup is an end terrace commercial premises, situated in a main road position and with approval in place for development to comprise ground floor shop premises with 2x 2 bedroom flats over. Offering scope to improve and add value, this property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, the property currently comprises: Main Shop Floor, Rear Room, Large Workshop, Basement, 1st Floor Offices 1-3, Kitchen and WC. Externally, there is also a side parking area understood to be within the property's ownership too.

Located within easy reach of both Bacup & Waterfoot centre amenities, the property is also within a short walk of a local pub, as well as public transport connections, while commuter routes, walks and open countryside are also all nearby.

* DEVELOPMENT SCOPE - APPROVAL IN PLACE * Deceptively Spacious Property * Opportunity To Improve & Add Value * Ground Floor Shop & 2x 2 Bedroom Flats Over Already Approved

Main Shop Floor 17'9" x 17'10"

Rear Room 16'10" x 18'10"

Large Workshop 19'9" x 45'6"

Basement

1st Floor Office 1 16'11" x 18'2"

Office 2 7'11" x 11'3"

Office 3 9'10" x 11'3"

Kitchen 13'7" x 6'4"

WC

Side Parking

Agents Notes

Disclaimer

