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## 94 Park View Road, Lytham

- Large Period Semi Detached House
- Used as a Head Office for Last 30 Years
- Adjoining Green Drive Golf Course
- Ideal as a Dental/Private Health Care Clinic
- Plans Passed for 4 Luxury Apartments
- Could be Restored to Former Family Home
- Approximately 5341 sq ft
- 5 Minutes Walking Distance to Lytham Centre
- No Onward Chain
- Viewing Recommended

**£1,000,000**

VIEWING: Strictly by appointment through 'John Ardern & Company'



[www.johnardern.com](http://www.johnardern.com)



## 94 Park View Road, Lytham

### LOCATION

Large period semi detached property in a most desirable residential location situated adjoining Green Drive Golf Course and yet only a 5 minute stroll into the centre of Lytham.

The property has previously been used as a head office over the last 30 years and would be ideal as a Dental practice, private health care clinic or similar.

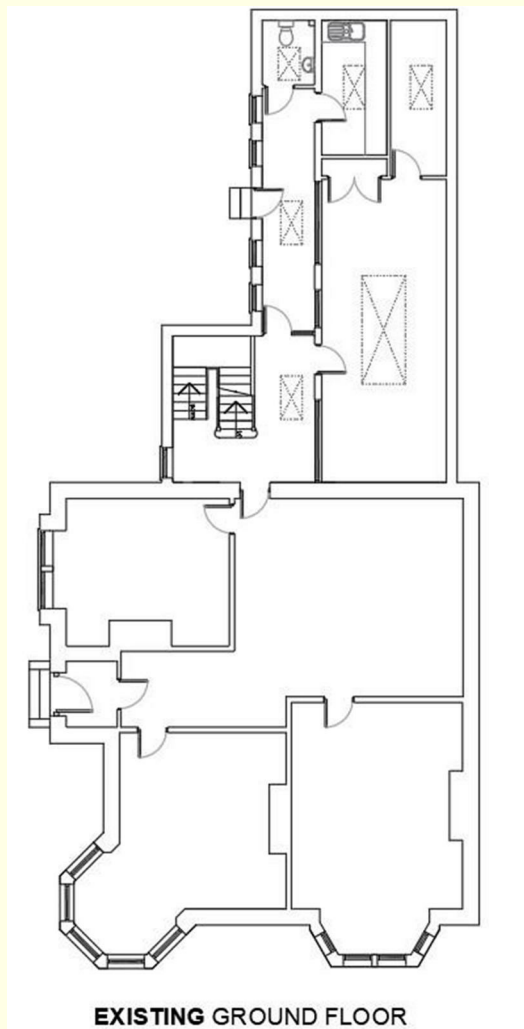
Planning permission has been passed for conversion into four luxury apartments.

The property could also be converted back to its original former glory as an exclusive private family home, offering spacious accommodation over three floors, subject to usual consents and planning

No onward chain. Viewing recommended

### GROUND FLOOR

Current accommodation comprise:



EXISTING GROUND FLOOR

### SIDE ENTRANCE VESTIBULE

1.75m x 1.63m (5'9 x 5'4)

### HALLWAY

3.12m x 2.06m (10'3 x 6'9)

Leading to:

### CENTRAL RECEPTION HALLWAY

6.27m x 5.49m (20'7 x 18')

### FRONT OFFICE ONE

4.95m x 4.60m plus large corner bay (16'3 x 15'1 plus large corner bay)

Walk in bay window overlooking the front elevation

### FRONT OFFICE TWO

6.86m into bay x 4.70m (22'6 into bay x 15'5)

Window overlooking the front elevation

### OFFICE THREE

4.88m x 4.09m (16' x 13'5)

### INNER HALLWAY

4.04m x 3.89m (13'3 x 12'9)

Staircase leading down to the cellars (consisting of three store rooms, restricted head height) and up to the First floor

### REAR RECEPTION OFFICE

8.36m x 3.48m (27'5 x 11'5)

### REAR OFFICE/STORE ROOM

4.29m x 1.52m (14'1 x 5')

### WC

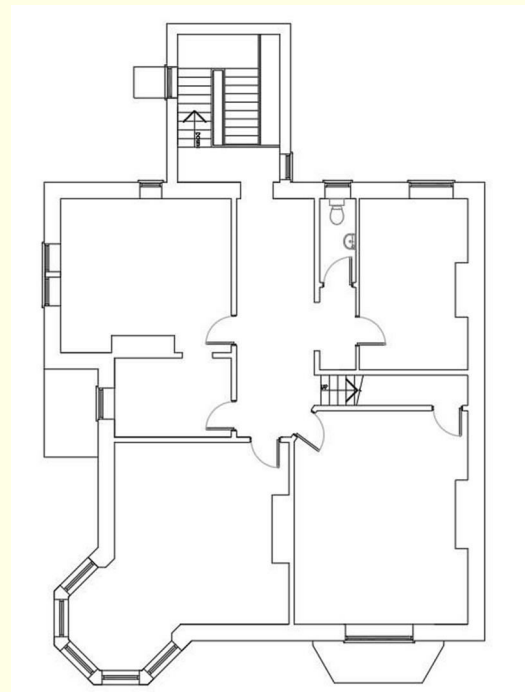
1.73m x 1.40m (5'8 x 4'7)

### KITCHENETTE

3.71m x 1.73m (12'2 x 5'8)

Housing a Vaillant gas central heating boiler

### FIRST FLOOR



EXISTING FIRST FLOOR

# 94 Park View Road, Lytham



## CENTRAL LANDING

6.48m x 3.28m (21'3 x 10'9)  
Staircase leading to the 2nd Floor

## FRONT OFFICE

4.98m x 4.70m plus large corner bay (16'4 x 15'5 plus large corner bay)  
Bay window overlooking the front elevation

## FRONT OFFICE TWO

5.87m x 4.72m (19'3 x 15'6)  
Window overlooks the front elevation

## SIDE OFFICE THREE

4.65m x 4.17m (15'3 x 13'8)  
Window overlooks the side of the property. Archway leads to:

## OFFICE FOUR

3.10m x 2.13m (10'2 x 7')  
Window to the side elevation

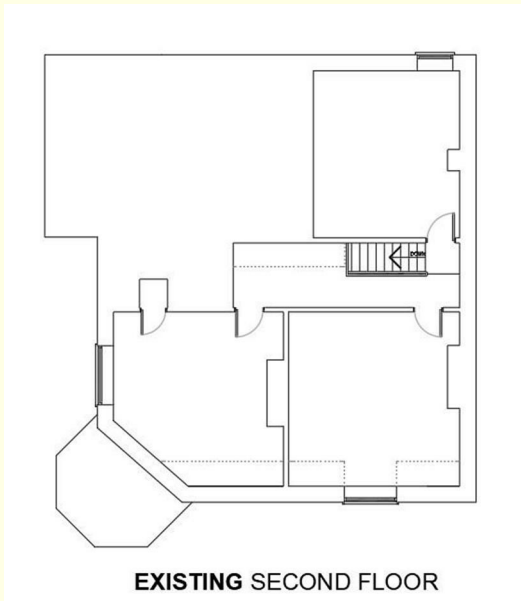
## OFFICE FIVE

4.67m x 3.00m (15'4 x 9'10)  
Window overlooks the rear elevation

## WC

2.31m x 0.91m (7'7 x 3')

## SECOND FLOOR



EXISTING SECOND FLOOR

## LANDING

6.32m x 1.83m (20'9 x 6')  
(some restricted head height)

## OFFICE ONE

4.88m x 4.72m (16' x 15'6)  
Window to the front elevation

## OFFICE TWO

4.88m x 4.72m (16' x 15'6)  
Window to the side elevation

## OFFICE THREE

4.65m x 4.11m (15'3 x 13'6)  
Window to the rear elevation

## OUTSIDE

To the front, side and rear of the property is excellent off road parking for a number of cars.

## CHANGE OF USE

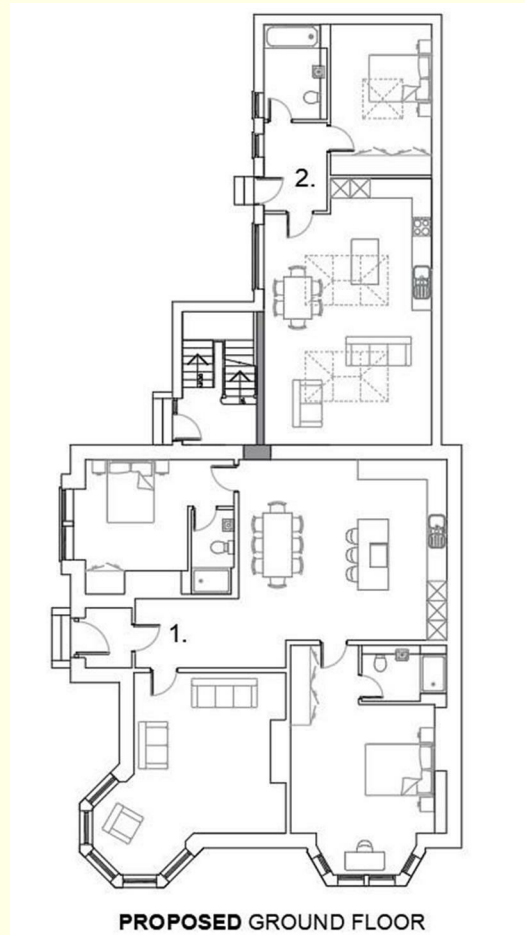
Full planning from Offices Class E to four residential apartments.  
Application No 21/0727. Granted 28/9/21 for 3 years.

Flat 1  
2 Bed 4 Person 123.9 sqm

Flat 2  
1 Bed 2 Person 65.3 sqm

Flat 3  
2 Bed 4 Person 89.9sqm

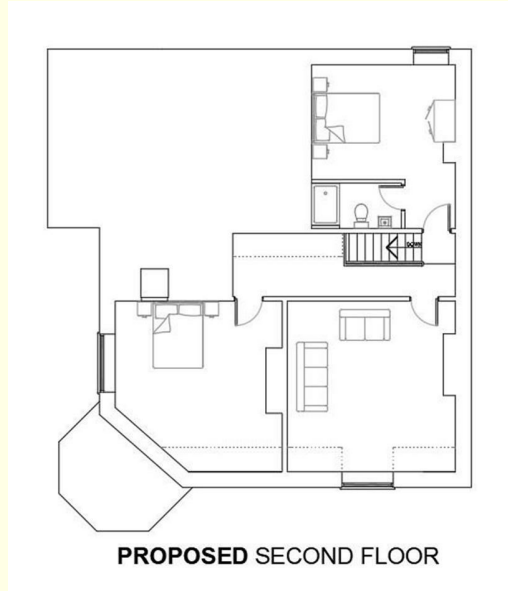
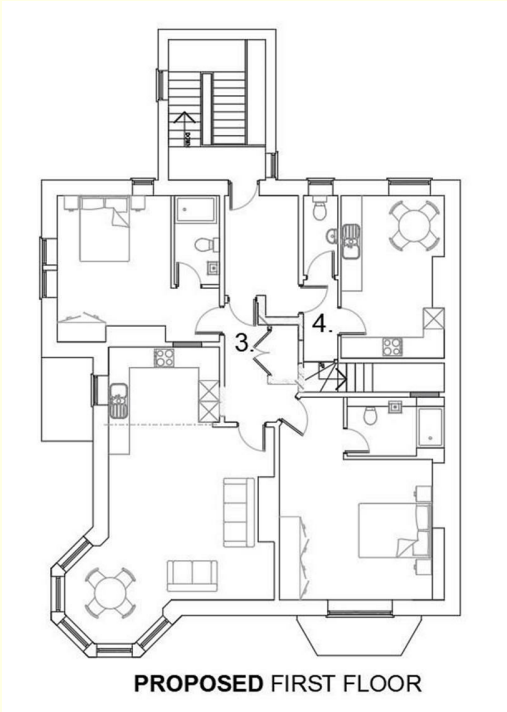
Flat 4  
2 Bed 4 Person 94.2sqm



PROPOSED GROUND FLOOR



# 94 Park View Road, Lytham



## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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