



Former Kirkland Smithy, A6 Bypass, Churchtown, Garstang, Lancashire PR3  
0HQ

Guide Price reduced to £ 285 000

## Former Kirkland Smithy

A6 Bypass  
Churchtown  
Garstang  
Lancashire  
PR3 0HQ

A commercial dual span building together with a single storey extension which adjoins an original smithy constructed of stone walls, together with a concrete yard apron to the front and a currently underutilised rear yard area

The site has full planning permission for residential redevelopment to 3x dwellings

The site will be of interest to a developer, as a commercial investment or a tradesperson with potential to develop part as a dwelling and retain part for storage and/or commercial use subject to planning permission

**Guide Price reduced to £ 285,000**



Former Kirkland Smithy premises provides a range of existing commercial buildings which extends to approximately 411 sq.m (4,425 sq.ft) of ground floor area.

The existing accommodation is described as follows;

**Dual Span Commercial Building 230 sq.m (2,475 sq.ft)**

An open plan commercial floor space measuring approximately 16.75m x 13.73m. 6.56m ridge height. 4.3m eaves height. 2x sliding access doors to gable end and side elevation together with a personnel door.

The building is constructed of steel stanchions, concrete block walls asbestos cement cladding under an asbestos cement clad roof. Concrete floor.

**Single Storey Workshop 55.25 sq.m (595 sq.ft)**

A useful workshop or storage area measuring approximately 9.2m x 6m constructed of concrete block walls under a pitch asbestos cement clad roof. Concrete floor. Sliding access door to gable end.

**Lean-to 8.7 sq.m (93 sq.ft)**

A storage area measuring approximately 4m x 2.16m constructed of concrete block walls under a monopitch asbestos cement clad roof. Concrete floor.

**Traditional Former Smithy 33 sq.m (355 sq.ft)**

Measuring approximately 9.2m x 6m constructed of solid stone wall elevations under a pitch asbestos cement clad roof.

**Land**

There is a useful but currently under-utilised rear yard area which is accessed along the side of the dual span building.

The extent of the property is shown edged in red on the attached identification plan.

**Planning Permission for Residential Redevelopment**

There is full planning permission to replace the existing buildings with three dwelling units which in total will afford approximately 289 sq.m (3,110 sq.ft) Appln No. 20/01209/FUL

This permission under utilises the potential site volume as the existing buildings could afford approximately 557 sq.m (5,992 sq.ft) which could incorporate two floors in the dual span building.

**Services**

Mains water and 3 phase electricity. Private drainage.

**Tenure**

Freehold. Immediate vacant possession available. No vendor chain

**Viewing**

Accompanied viewings with the selling agent.

The property may be viewed externally during daylight hours subject to prior notification via email to the selling agent.

adamp@shpvaluers.co.uk

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