

PETER E GILKES & COMPANY

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FOR SALE

**THE OLD POLICE STATION
GOLDEN HILL
LEYLAND
PR25 3NN**



Price: £445,000

- Prominent and prestigious property of substantial construction
- Planning Permission for nine elegant apartments
- Extensive car parking to rear
- Most convenient location

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

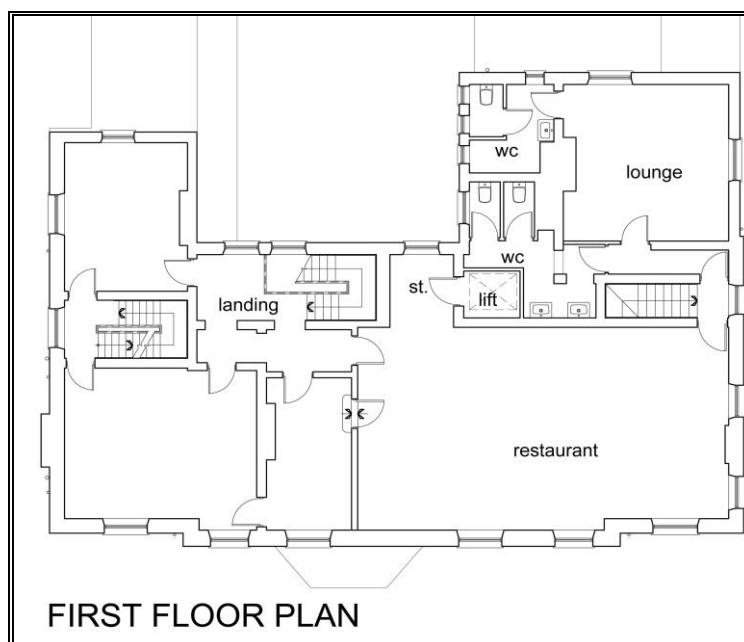
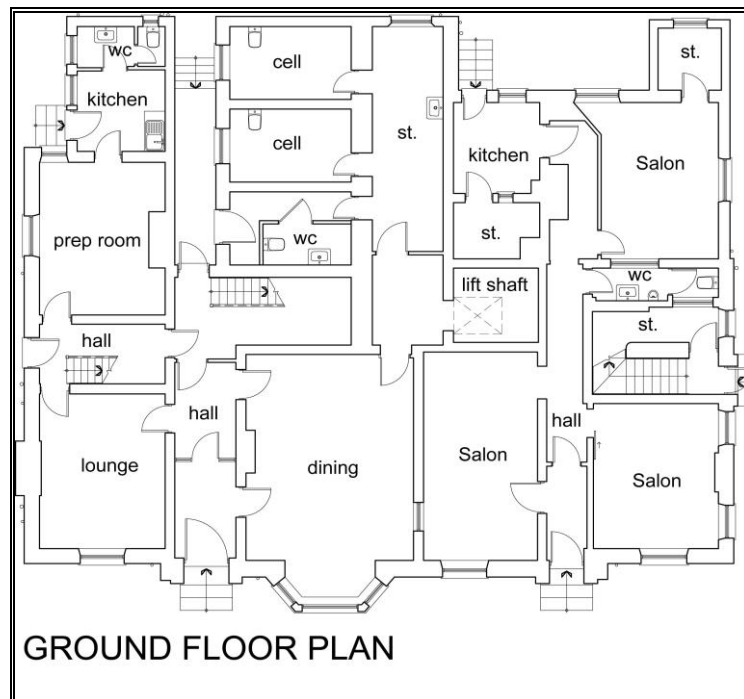


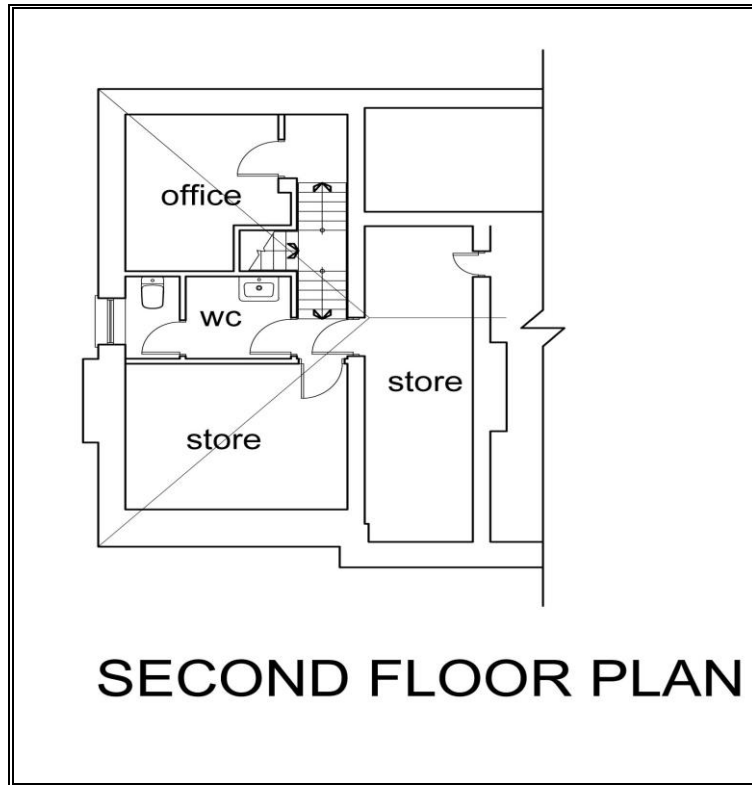
Description: The property was erected in 1882 to a substantial specification and spacious proportions to accommodate the local Police Station, Cells and Court House, which has facilitated the provision of several entrances enabling it to be readily adapted to provide nine graciously proportioned apartments retaining the many fine and elegant features and fittings.

It occupies a prominent position within a short strolling distance of the rail station, town centre and within minutes' driving distance of the motorway intersection.

Location: From the main street Hough Lane turn up Chapel Brow and at the junction turn right into Golden Hill.

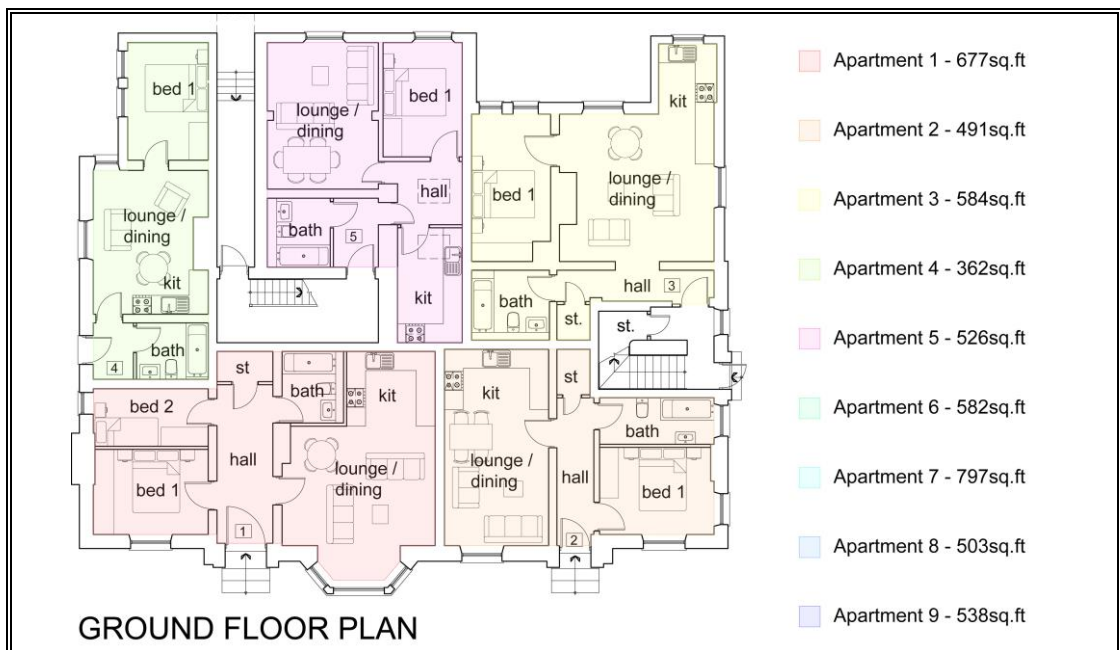
Accommodation: See attached Plan.

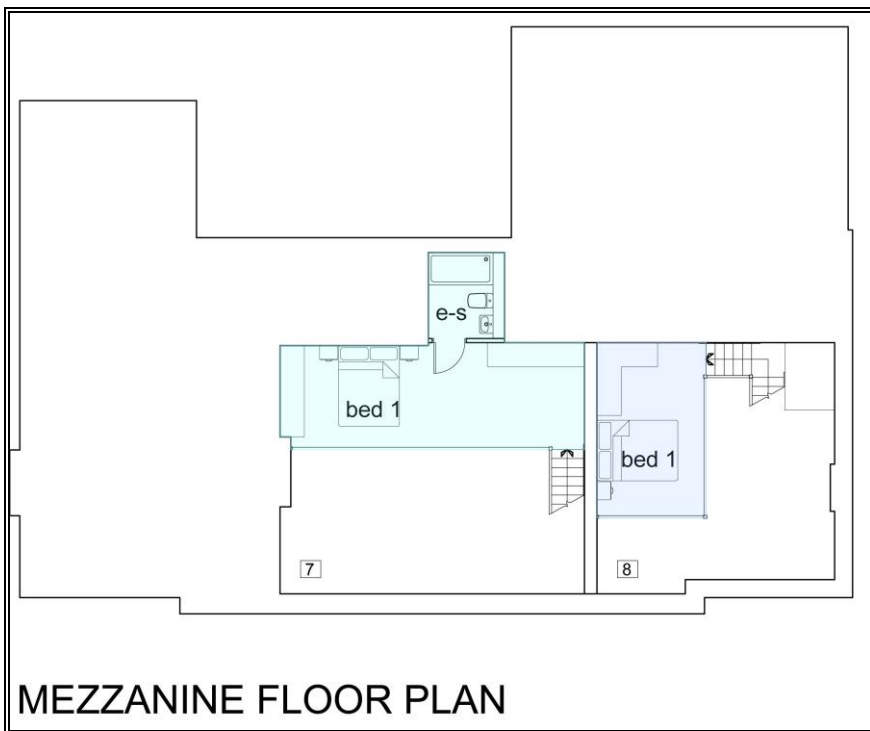




Outside: Side forecourt leading around to large rear courtyard (accessed off Hewitt Street) providing extensive space for the creation of adequate residents parking to include 2 garages.

Planning: Planning Permission in principal was obtained on the 14th October 2020 (Application No. 07/2020/00765/PIP from South Ribble Borough Council. The application is accompanied by illustrative plans, see attachment.





These plans were merely prepared for indicative purposes and there is potential for some of the apartments to be enlarged by incorporating space on the 2nd floor.

Tenure: The site is Freehold and free from Chief Rent.

Energy Rating: TBC

Assessment: According to the Valuation Office Website the premises are described as 'Restaurant and Premises' with a Rateable Value of £23,750 and Rates Payable of £11,400pa approximately. All interested parties should make their own enquiries with South Ribble Borough Council's Business Rates Department on 01772 421491.

Services: Mains gas, electricity, water supply are laid out, drainage to main sewer.

To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

In view of the current pandemic, purchasers wishing to view the property internally will be required to complete a Covid-19 Questionnaire before an appointment can be arranged.





The Old Police Station, Golden Hill, Leyland, PR25 3NN