



## Unique 0.84 Acre Site Comprising Light Industrial Unit and Refurbished Living and Office Accommodation

### FOR SALE

**FURTHER LEE FARM  
BURNLEY ROAD  
COLNE  
LANCASHIRE  
BB8 8LF**

**4,313 Sq Ft (400.68 Sq M)**

- Self contained light industrial unit with secure gated yard.
- Adjoining fully refurbished Grade II Listed house with offices and substantial fenced car park.
- Prominent roadside location close to ASDA, Next, Pets at Home and Toolstation.
- Versatile site which may suit various uses including storage and distribution, motor trade sales or possible redevelopment.

### Location

The property is situated just off Burnley Road (A671), a prominent roadside location within a short drive from Junction 14 of the M65 motorway network. The property is conveniently located within 5 minutes drive from Colne and Nelson town centres and there are a number of well established occupiers in the near vicinity including, ASDA, Next, Toolstation and Boundary Mill.

### Description

A unique 0.84 acre site comprising an extensively refurbished, Grade II listed detached house with adjoining high specification offices and a detached, self contained portal frame industrial unit. The site is split into two detached buildings. The first being a light industrial unit of steel portal frame construction with insulated profile cladding. Purpose built as a food preparation facility, the unit has been most recently occupied for storage and distribution purposes, comprising an open plan warehouse with rear WC and kitchenette facilities. Externally there is a secure gated, tarmacadam yard with palisade fencing to the perimeter.

The second building comprises a character Grade II Listed house which is split into a spacious 3 bedroom dwelling and an adjoining office facility with its own entrance.

Originally a farm house and more recently occupied for restaurant use, Further Lee Farm comprises a stunning detached, 3 bedroom house which has been extensively refurbished in recent years. Internally, the property comprises to the ground floor a utility room, bespoke fully fitted modern kitchen, a living room, games room and WC. The first floor comprises a tastefully fitted modern bathroom with 3 double bedrooms. Adjoining the house is a self-contained, single storey office facility comprising an entrance vestibule leading to a large open plan office, two private offices, a breakout room with contemporary fitted kitchen with integrated electric oven, male and female WC facilities.

Externally the dwelling and office complex benefit from a substantial tarmacadam car park with palisade fencing to the perimeter.

This is a unique site which would lend itself to a variety of uses including, storage and distribution with offices, motor trade sales or possible redevelopment of the substantial yard space subject to planning.

### Accommodation

Light Industrial Unit - Warehouse with Kitchenette and WC  
184.71 sq.m 1,988.21 sq.ft

House - Utility room, kitchen, living room, games room, WC, 3 bedrooms and bathroom  
121.58 sq.m 1,308.68 sq.ft

Offices - Reception, main office, two private offices, kitchenette / breakout room, male and female WC's  
94.76 sq.m 1,020 sq.ft

GIA 401.05 sq.m 4,316.89 sq.ft



### Planning

It is the prospective Purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

### Price

£750,000

### Business Rates

We are informed by the Valuation Office Agency Website that the commercial accommodation has a Rateable Value of £9,400 per annum (2023/24).

The Residential Dwelling is separately assessed for Council Tax - Band A.

### Services

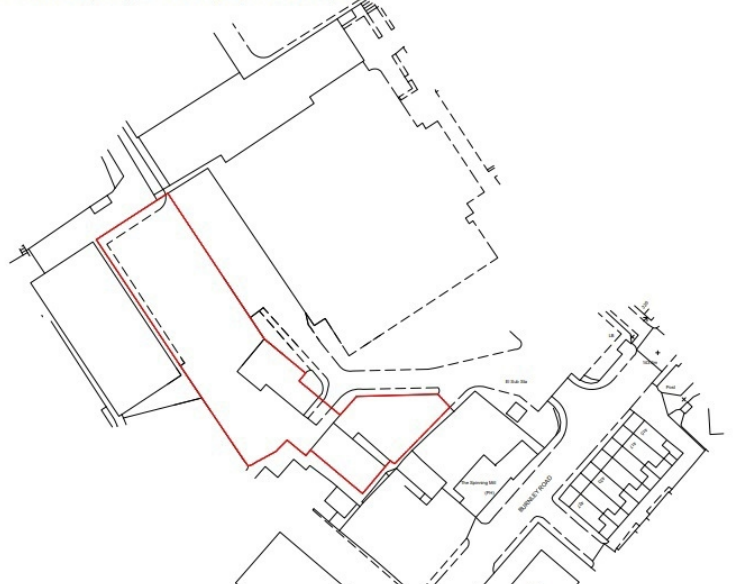
The property has the benefit of all mains services.

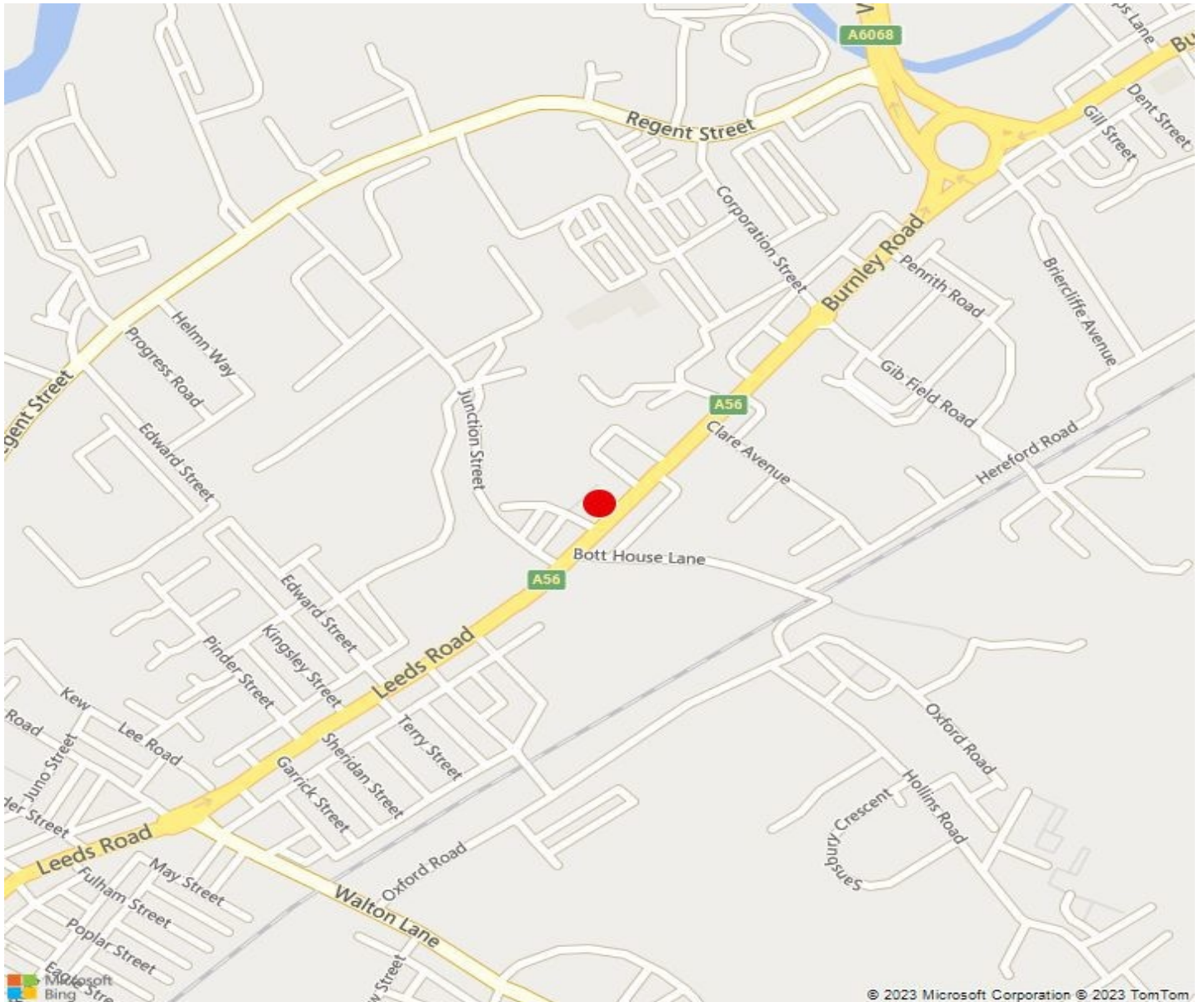
### Services Responsibility

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.



This plan is reproduced from the Ordnance Survey map with the sanction of the Controller H.M. Stationary Office. Crown copyright reserved. This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed. It is expressly excluded from any contract.





## Additional Information

### Viewings

Petty Chartered Surveyors  
Suite 125b, Empire Business  
Centre 2 Empire Way Off  
Liverpool Road Burnley BB12  
6HH

### Legal Costs

Each party is responsible for  
their own legal costs.

### VAT

All Prices quoted are exclusive  
of, but may be subject to VAT  
at the prevailing rate.

### EPC

An Energy Performance  
Certificate is available upon  
request.

## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

