

The Old Grammar School

School Lane

Upholland

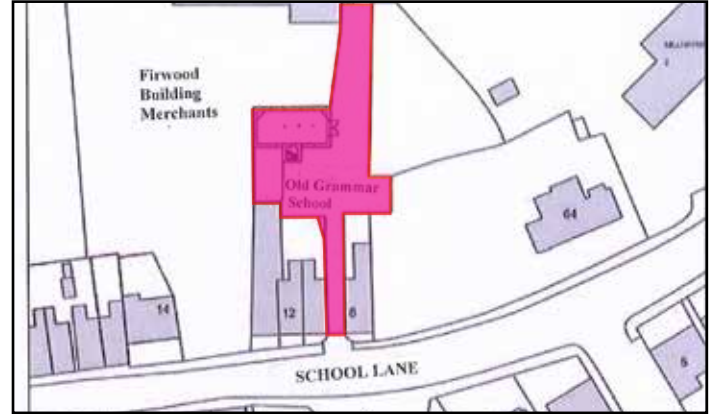
West Lancashire

WN8 0LW

Guide Price

£75,000

A historic Grade II* listed, former Grammar School with potential for a variety of commercial, office or residential uses.



DESCRIPTION

The property comprises a former school, now a workshop, which dates from the early 17th Century. The building has been altered by later additions including a workshop/garage attached to the Southern elevation. The main building is constructed of stone with sandstone quoins and provides a gross net internal area of 132 m² (1420 ft²) with the additional single storey extension and a spacious undeveloped yard.

SITUATION

The building is situated behind the terraced houses on the North side of School Lane and accessed via a wagon entrance between the properties. The rear and the West side lie adjoining a builders merchants' premises.

METHOD OF SALE

The property is offered for sale as a whole, by private treaty.

POSSESSION

Vacant possession will be given on completion.

LOCAL AUTHORITY

West Lancashire District Council,
52 Derby Street,
Ormskirk,
Lancs. L39 2DF
Tel. 01695 577177
Email: customer.serviceswestlancs.gov.uk

PLEASE NOTE

Subjective comments in this description imply the opinion of the selling agent at the time the sales details were prepared and the opinions of the purchasers may differ. All measurements are approximate. This description does not constitute part of any contract. No warranty is expressed or implied.

SURVEY & VALUATION

We hope that this property meets your needs, however if you subsequently buy a property through another agent we would recommend that you obtain professional advice. For full details of the different type of inspection available and for a specific quotation of costs please telephone, entirely without obligation.

DESIGNATIONS

The Old Grammar School is a Grade II* listed building and is therefore considered a building of National Importance which is also located in Upholland Conservation Area.

SERVICES

Mains electricity (3 phase), gas and drainage.

HELPFUL INFORMATION

The following documents can be found on our website:

1. Heritage Assessment - May 2018 - Garry Miller
2. Condition and Development Report - Fleming Smith Associates Ltd. - December 2016.
3. Letter from West Lancashire Borough Council dated 11th September 2018.

VIEWING

By appointment with the agents.

AGENTS' NOTICE

Frank Marshall & Co. for themselves and for the Sellers of this property give notice that:

1. All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.
2. The Sellers do not make or give and neither Frank Marshall & Co. or any person in their employment have any authority to make or give any representation or warranty in relation to this property.

This brochure was prepared by the Agents in accordance with the sellers' instructions in August 2018. All measurements are approximate.



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