

For Sale
By way of Informal Tender



Interlinked Semi-Detached Office Building with Residential Conversion Potential (STPP)

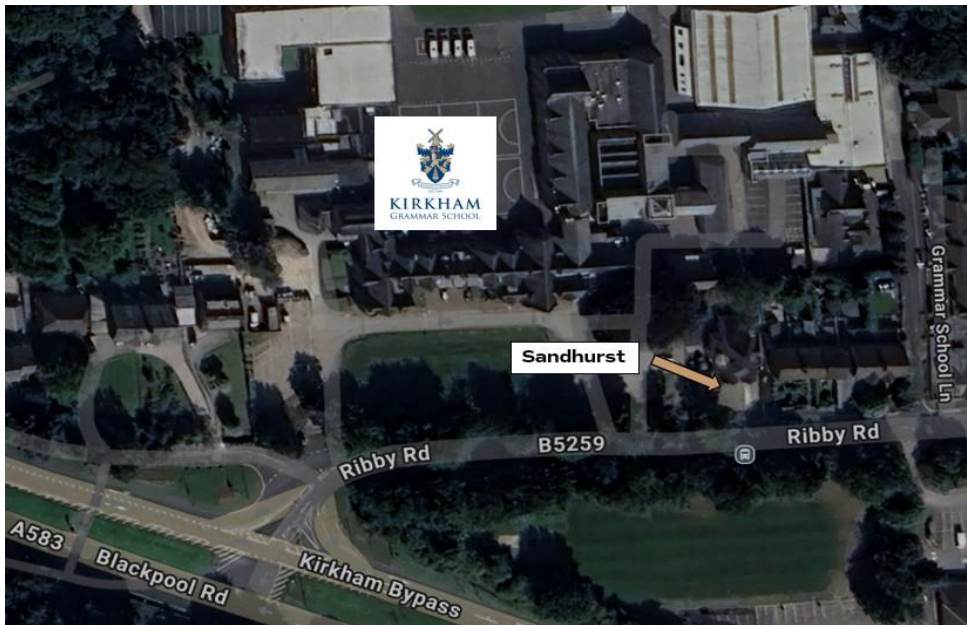
2,382 SQ FT (221.3 SQ M)

📍 SANDHURST, RIBBY ROAD, KIRKHAM, PRESTON, LANCASHIRE, PR4 2BH

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Potential for conversion to residential use - subject to planning consent
- May suit use such as a single dwelling, or reinstating to 2 x semi-detached units
- Suitable for other uses - subject to planning and seller approval
- Located in the historic and affluent market town of Kirkham
- Presently forms part of Kirkham Grammar School and utilised for offices, admin and HR
- Parking to front of property and gardens to the side and rear
- Held under main school Title Number LA834387 (title separation to be undertaken prior to disposal)
- Boundary separation and fencing works to be undertaken by seller prior to disposal
- To be sold by way of Informal Tender (conditional and unconditional offers to be considered)
- Offers in Excess of £295,000 (sold with vacant possession)



LOCATION

Situated within the established Kirkham Grammar School estate on Ribby Road, the property enjoys a well-regarded location in the historic market town of Kirkham, Lancashire (PR4 2BH), conveniently situated between Preston and Blackpool.

The area benefits from excellent transport links, with Junction 3 of the M55 nearby and Kirkham & Wesham railway station within a 10-15 minute walk, providing frequent services along the Blackpool-Preston-Manchester corridor.

Kirkham town centre offers a range of local amenities, including independent shops, cafés, pubs, and community services, while further retail and leisure options are available in Preston and Blackpool. The wider Fylde region is known for its attractive coastline, including Lytham St Annes, scenic countryside, and abundant outdoor recreation.

DESCRIPTION

Sandhurst fronts Ribby Road and comprises a pair of semi-detached former houses, which have been interlinked to provide office accommodation for Kirkham Grammar School. The property is two storeys and constructed in traditional brick with rendered elevations, beneath a pitched, slated roof.

Externally, the property benefits from a generous driveway parking to the front, with side and rear gardens to be defined and fenced prior to a sale.

Internally, the accommodation is arranged over ground and first floors and includes a range of individual rooms suitable for offices and meeting spaces, together with a kitchen and a single WC. The premises are finished to a basic standard, with plastered and painted walls, carpeted floors throughout, and UPVC double-glazed windows.

Heating is provided via a gas central heating system with wall-mounted radiators.

SERVICES

The mains services connected to the property (via a single supply) to include water, gas, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	112.7	1,213
First Floor	108.6	1,169
Total	221.3	2,382

The property has a total approximate site area of 0.136 acres (0.055 ha).

TITLE/TENURE

Held Freehold under Title Number LA834387 (new boundaries to be defined and fenced by the seller prior to disposal).

BUSINESS RATES

The property is presently rated as part of Kirkham Grammar School and will need to be reassessed for Business Rates or Council Tax following the sale of the property. Interested parties are advised to make their own enquiries with the Local Rating Authority (Fylde Borough Council).

PLANNING

The property is presently utilised for office use ancillary to Kirkham Grammar School. Interested parties are to make their own enquiries with the Local Planning Authority (Fylde Borough Council) to confirm their intended use of the property is acceptable.

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

The property has a current Energy Efficiency Rating of E(113). The certificate is valid until 15th January 2036. A full copy of the Report is available upon request.

METHOD OF SALE

The property is to be sold by way of Informal Tender.

Offers in Excess of £295,000 exclusive.

We would be grateful if your proposal would confirm the following:-

1. Full name and address of the proposed purchaser (AML checks will be undertaken prior to exchange of contracts);
2. Confirmation of Purchase price;
3. Details and source of finance and proof of funding if cash (note cash offers will take preference);
4. Due diligence undertaken to date, including confirmation that you have viewed the property;
5. Conditions attached to your offer, i.e. subject to planning permission, survey, etc (please specify) - note: unconditional offers may take preference;
6. Proposed use/development details;
7. Details of any Board or third-party approvals required;
8. Proposed timescale for exchange and completion;
9. Solicitors contact details.

Please note, our client is not obliged to accept the highest, or indeed any offer received.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

STRICTLY BY APPOINTMENT ONLY with the sole agents TURNER WESTWELL COMMERCIAL.

Daniel Westwell | Director

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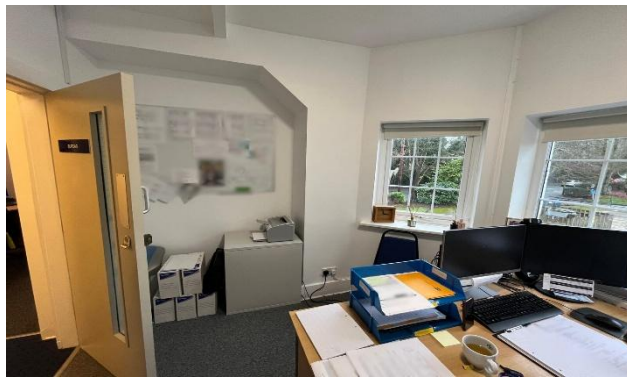
Nathan Broughton | Graduate Surveyor

BSc (Hons)

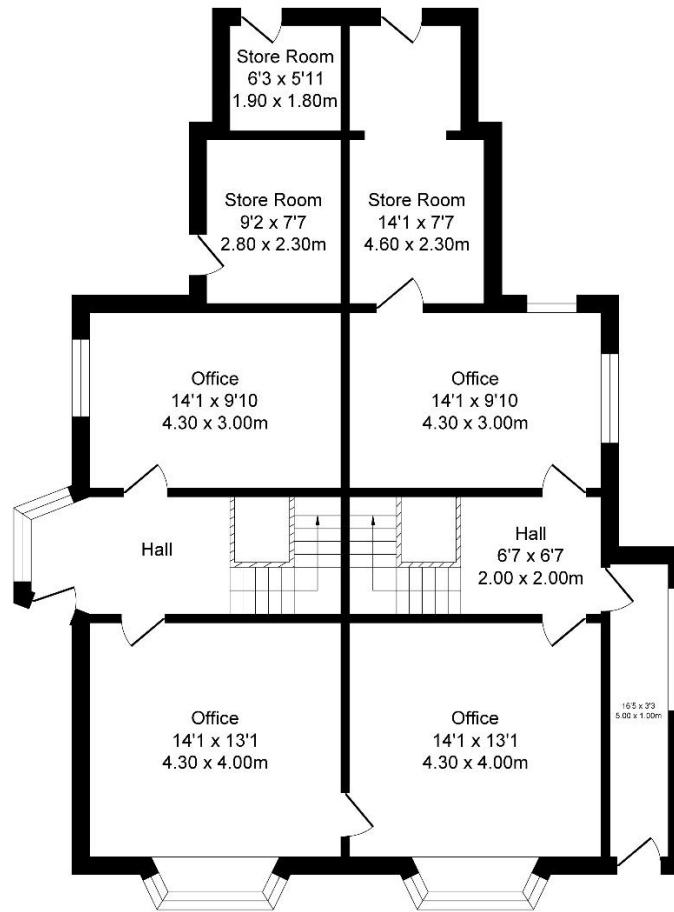
☎ 01257 441474 ✉ nathan.broughton@turnerwestwell.co.uk

Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.

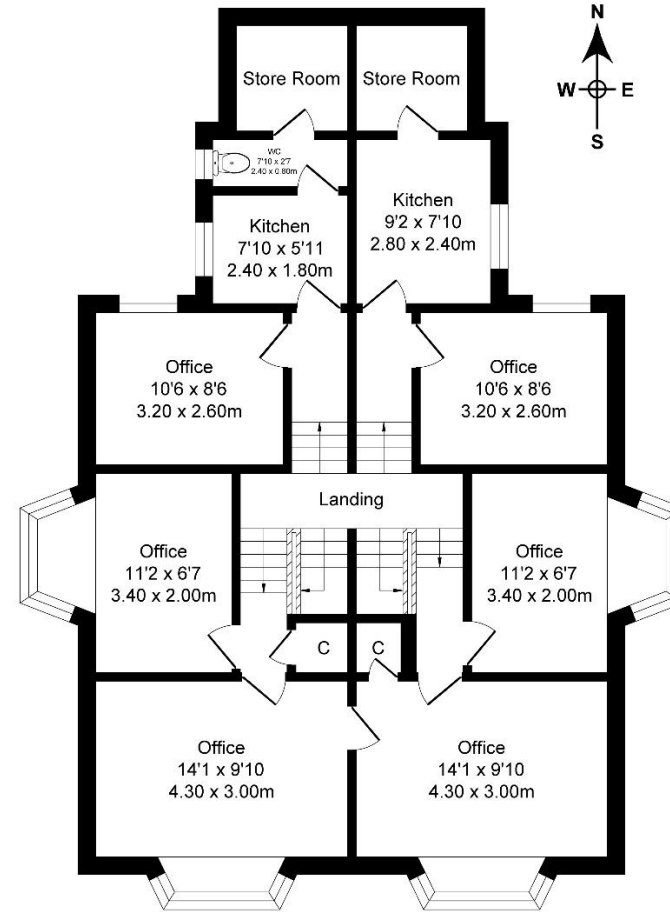




FLOOR PLAN



Ground Floor
 Approx. Floor
 Area 1213 Sq.Ft
 (112.7 Sq.M.)



First Floor
 Approx. Floor
 Area 1169 Sq.Ft
 (108.6 Sq.M.)

SITE PLAN

