

DIRECTIONS

From the offices of JH Homes and proceeding up towards The Farmers before turning right onto Queen Street. Continue straight over at the lights onto Prince's Street where the property can be found immediately on the right hand side identified by our "For Sale" board.

The property can be found by using the following "What Three Words" what3words <https://w3w.co/stage.once.certainly>

GENERAL INFORMATION

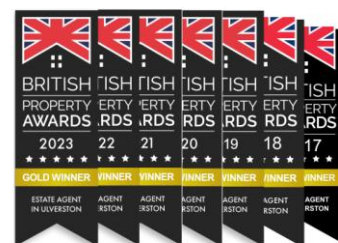
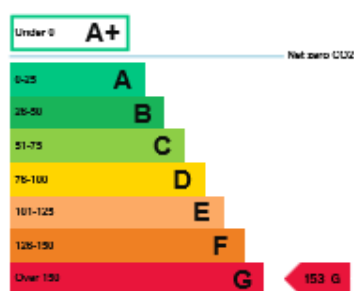
TENURE: Freehold

COUNCIL TAX: Business Rates Currently

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains, gas, electric, drainage and water are connected.

PLEASE NOTE: Information in relation to the planning REF 2023/1045/FPA can be found by way of the following link: <https://planningregister.westmorlandandfurness.gov.uk/Planning/Display/2023/1045/FPA> under the reference 2023/1045/FPA



Estate Agency Act 1979
 These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



JH Homes £550,000



**Bellevue, Princes Street,
 Ulverston, LA12 7NB**
 For more information call **01229 445004**
 2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

We are delighted to offer for sale this substantial Grade II Listed former gentleman's residence situated in the heart of the market town of Ulverston. This superb property was for many years used as a business and is now being sold with the benefit of full planning permission for redevelopment into seven apartments in the heart of the town. Offering superb potential with lots of character and ample outside space for parking and garden with full details of the planning, drawings etc. available from JH Homes. This is an exciting opportunity that will make a bespoke development opportunity. The location is close to the train station, bus stops as well as the towns shopping restaurants and numerous public houses with direct access to the A590 trunk road to Barrow-in-Furness and the Lake District National Park a few miles away. Offered for sale with vacant possession and early viewing is invited and recommended to appreciate the superb potential the property offers.



Entered through a traditional wooden door into:

VESTIBULE
6' 4" x 6' 5" (1.93m x 1.96m)

ENTRANCE HALL
Access to two ground floor rooms, two inner halls and main stairs to first floor.

OFFICE
19' 8" x 15' 11" (5.99m x 4.85m)

MEETING ROOM
19' 2" x 17' 9" (5.84m x 5.41m)

INNER HALL
Secondary stairs to first floor, cupboard, door to rear and door to:

OFFICE
17' 2" x 15' 9" (5.23m x 4.8m)

OFFICE
11' 6" x 10' 4" (3.51m x 3.15m)

KITCHENETTE
6' 8" x 11' 10" (2.03m x 3.61m)

WC
9' 0" x 3' 11" (2.74m x 1.19m)

INNER HALL

REAR VESTIBULE

WC
4' 9" x 4' 11" (1.45m x 1.5m)

FIRST FLOOR LANDING

OFFICE
13' 5" x 16' 0" (4.09m x 4.88m)

OFFICE
7' 1" x 11' 6" (2.16m x 3.51m)

OFFICE
11' 9" x 11' 5" (3.58m x 3.48m)

OFFICE
14' 8" x 11' 2" (4.47m x 3.4m)

WC
10' 6" x 4' 2" (3.2m x 1.27m)



INNER HALL
Stairs to second floor and door to:

OFFICE
17' 5" x 16' 0" (5.31m x 4.88m) Open doorway to:

OFFICE
19' 9" x 12' 0" (6.02m x 3.66m)

SECOND FLOOR LANDING
Doors to two further offices and further few steps to three additional offices.

OFFICE
20' 6" x 11' 11" (6.25m x 3.63m)

OFFICE
13' 7" x 16' 4" (4.14m x 4.98m)

OFFICE
11' 7" x 11' 8" (3.53m x 3.56m)
Open to:

SIDE OFFICE
5' 1" x 7' 9" (1.55m x 2.36m)

OFFICE
23' 4" x 11' 3" (7.11m x 3.43m)

OFFICE
21' 1" x 11' 2" (6.43m x 3.4m)

EXTERIOR
Ample amount of parking and outside space.

