



S A N D R A T A Y L O R

Property Marketing



## *Occleshaw House, 2 Worden Lane, Leyland, PR25 3EL*

\*\*\* BEING SOLD VIA PATTINSONS ONLINE AUCTION \*\*\*We are pleased to offer to the market this GRADE 2 listed building built at the beginning of the 18th Century. The property has been previously utilised as 13 commercial offices but could easily be returned to residential use subject to acquiring permission from the council. The property is warmed by electric storage heaters but gas is connected to the property. MODERNISATION IS REQUIRED but viewing of

- **Grade 2 Listed Building**
- **Built Early 18th Century**
- **Electric Storage Heaters**
- **Court Yard to Rear**
- **13 Office Rooms**
- **Kitchen + Bathroom**
- **VACANT POSSESSION**
- **NO CHAIN DELAY**

*Guide price*

*£125,000*

[www.sandra-taylor.co.uk](http://www.sandra-taylor.co.uk)

Crescent House, 2-6 Sandy Lane, Leyland, Lancs, PR25 2EB

Tel: 01772 433905

**Office 1 and 2**

Approx Sq Ft. 200

**Office 3**

Approx Sq Ft. 297

**Office 4**

Approx Sq Ft. 125

**Office 5**

Approx Sq Ft. 150

**Office 6**

Approx Sq Ft. 90

**Office 7**

Approx Sq Ft. 96

**Office 8**

Approx Sq Ft. 136

**Office 9**

Approx Sq Ft. 120

**Office 10**

Approx Sq Ft. 203

**Office 11**

Approx Sq Ft. 140

**Office 12**

Approx Sq Ft. 138

**Office 13**

Approx Sq Ft. 190

**Outside**

Court Yard to Rear.

**Floor Plans**

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## **Energy Efficiency and Environmental Impact**

### **PLEASE NOTE**

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