

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
commercial property solutions

**FOR
SALE**



DETACHED MILL PREMISES

1,152 m² (12,405 ft²)

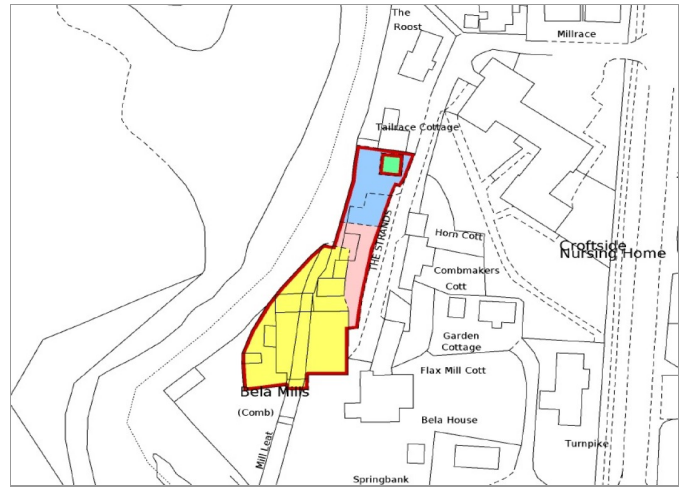
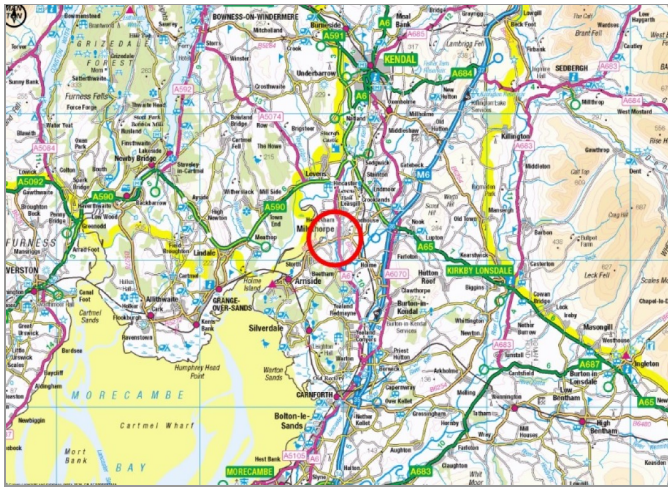
**Bela Mill
Mill Lane
Milnthorpe
LA7 7QP**

- Substantial rare Freehold opportunity
- Situated on Bela River, providing an attractive outlook
- Redevelopment potential S.T.P
- Conveniently located on the A6 providing excellent access to transport links and local amenities

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
 25A Winckley Square E | preston@eckersleyproperty.co.uk
 Preston
 PR1 3JJ

Lancaster office T | 01524 60524
 76 Church St E | lancaster@eckersleyproperty.co.uk
 Lancaster
 LA1 1ET



Location

Bela Mill is located off Mill Lane in the picturesque market town of Milnthorpe approximately one mile south of Milnthorpe town centre, within a primarily residential area. Mill Lane connects directly to Beetham Road (A6), leading to the M6 motorway being approximately a 10-minute drive away, ensuring excellent transport links. Regular bus services further offer convenient connections to nearby towns as well as the Lake District.

Bela Mill sits alongside the River Bela, offering excellent views over the river and the surrounding landscape featuring a mix of executive detached and semi-detached houses.

The location is further well-served by local amenities, including Milnthorpe Primary School, which is less than half a mile away. Beetham CofE Primary School is also within walking distance, approximately one mile to the South. The village provides a variety of shops, eateries, and recreational facilities for residents.

Description

A Former Mill, originally constructed in the 18th century, built from traditional stone beneath pitched slate roofs and featuring timber-framed windows.

The building is arranged over ground, first, and second floors and has been adapted and extended over the years in line with its historical mill uses and more recently as a comb manufacturing facility. The property retains several period features, most notably a water wheel.

Currently, the building is fitted out for storage and manufacturing, incorporating a mix of LED and fluorescent strip lighting. The ground floor is primarily used for storage, while the first floor accommodates additional storage, office space, and amenities, including a kitchen and WC facilities. The second floor is also utilised for storage.

Externally, the site includes several outbuildings currently used as garages and storage spaces. There is potential for redevelopment, with the possibility of creating additional residential units or parking to complement the Mill.

Accommodation

The gross internal floor area of the mill and associated garage buildings is approximately 1,152 sq m (12,405 sq ft).

The site extends to approximately 0.168 ha (0.415 acres) or thereabouts.

Services

The property benefits from mains connections to electricity (3-phase), gas, water and drainage.

Rating Assessment

The premises have a Rateable Value of £12,250.

Interested parties are, however, recommended to make their own separate enquiries with South Lakeland District Council (www.southlakeland.gov.uk)

Planning

We understand that the premises benefit from an established lawful use generally within Classes B2/B8 within the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are, however, recommended to make their own separate enquiries via the local planning authority, South Lakeland District Council.

It is understood that there is potential for the conversion of the mill, as well as development opportunities for the adjacent land subject to planning permission. We are able to provide a pre-application response together with indicative layout plans upon request.

Please note that the site is located within Flood Zone 2.

Further Information

Further information can be provided upon request to include:

- South Lakeland District Council letter with supporting plans
- Flood Risk Assessment
- Topographical Survey
- Asbestos Survey
- Title Information

Tenure

Understood to be freehold.

Asking Price

Offers in the region of £400,000

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

Energy Performance Certificate

John Dobson Ltd Bela Mill MILNTHORPE LA17 7QP	Energy rating D	Valid until 28 December 2025
		Certificate number 9494 3852 8955 8590 1521

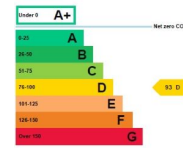
Property type	B2 to B7 General Industrial and Special Industrial Groups
Total floor area	1,046 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

Legal Costs

Each party will be responsible for their own legal fees incurred in the transaction.

VAT

All prices are quoted exclusive of, but may be liable to, VAT at the standard rate.

Enquiries

Via the sole agents:

Eckersley

Telephone: 01524 60524

Contact: Harry Holden / Mark Clarkson

Email: lancaster@eckersleyproperty.co.uk