

PROPERTY PARTICULARS

LAND

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

FOR SALE



FACTORY LANE BARROWFORD BB9 6ES

- 0.85 hectares (2.1 acres)
- Rare opportunity at the edge of Barrowford
- Development potential
- Offers will be considered on a conditional and unconditional basis
- May consider separate sales

LOCATION

Situated off Factory Lane which links with Gisburn Road (A682) via Pasture Lane. The land is located at the edge of Barrowford village centre and close to the Booths Supermarket.

DESCRIPTION

Two parcels of land adjacent to each other with full rights of access over Factory Lane. Both parcels have boundaries to adjacent residential properties and a mixed commercial area.

SITE AREAS

The site to the north is approximately 0.48 hectares (1.18 acres).

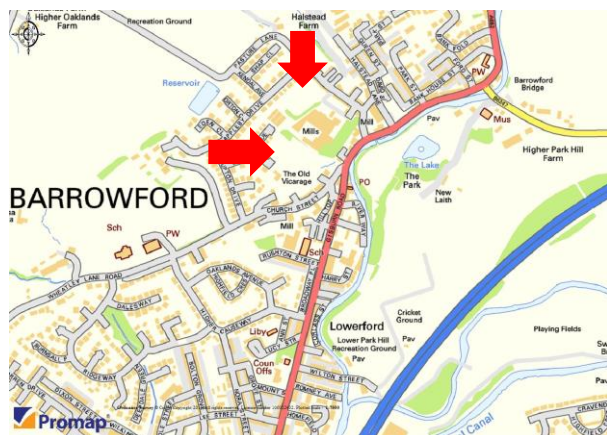
The site to the south is approximately 0.37 hectares (0.92 acres).

SERVICES

It is the purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

It is the purchaser's responsibility to make their own enquiries with regard to planning. Enquiries should be directed to the Planning Department at Pendle Borough Council. Telephone No. 01282 661661.



GUIDE PRICE

£190,000

Offers will be considered on both a conditional and unconditional basis.

VAT

VAT is not applicable we are informed.

ENERGY PERFORMANCE CERTIFICATE

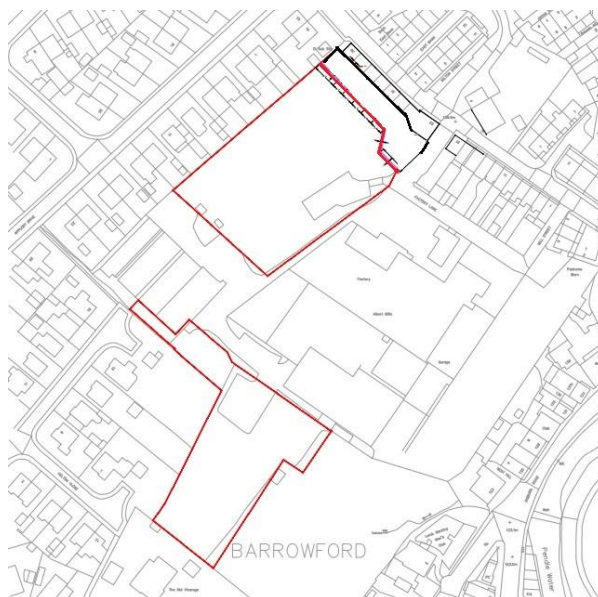
An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

THE SITES CAN BE INSPECTED AT ANY TIME BUT UNDER NO CIRCUMSTANCES SHOULD ANY SURVEYS BE UNDERTAKEN WITHOUT PRIOR CONSENT OF THE LAND OWNER. THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



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