

PROPERTY PARTICULARS

Commercial Development Land

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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FOR SALE



**CHURCH CANAL GATEWAY
BLACKBURN ROAD
CHURCH
ACCRINGTON
BB5 4HP**

- On the instructions of Hyndburn Borough Council
- Prominent roadside development opportunity
- 1.57 acres (0.635 hectares)

LOCATION

The site occupies a prominent position fronting the A679 Blackburn Road close to its junction with Henry Street and Market Street (B6231) in the centre of Church. The site is approximately one mile from Junction 7 of the M65 motorway and three-quarters of a mile from Accrington Town Centre. The surrounding area is mixed commercial including industrial, modern housing developments and traditional terraced housing. The neighbourhood shopping area of Church is within a few minutes' walking distance.

DESCRIPTION

The site identified on the aerial photograph by the red line is 1.57 acres gross (0.635 hectares) at Commercial Street (Title Number LAN 125884). The parcel of land is flat and has been left to grow naturally and is overgrown.

A second site is in separate ownership and shown on the aerial photograph by the blue line. This site (Title Number LAN 77442) is approximately 0.13 acres (0.053 hectares). The owner is known to the Council and is keen to dispose of the site and therefore presents an opportunity for a wider development opportunity. This would be a separate sale and interested parties would have to liaise directly with this site owner. The Council have permission to introduce interested parties to the site owner.

SERVICES

We are advised that all mains services are available to the site. However, we recommend interested parties make their own separate enquiries in this regard, particularly in relation to capacity.

TENURE

The site is a combination of two registered titles as follows:

LAN 125884 – Freehold.

LAN 77442 - Long leasehold for 999 years.

PLANNING

We understand from the Local Authority that the site was subject to housing clearance and is not allocated for use within the local plan. Due to the high prominence of the site we understand the Local Authority would give consideration to uses including Retail, Leisure and Industrial/Trade Park. Consideration would also be given to mixed use schemes.

Hyndburn Borough Council have requested that specific planning enquiries be directed to their Planning Department directly who may initially be contacted on 01254 388111.

METHOD OF DISPOSAL

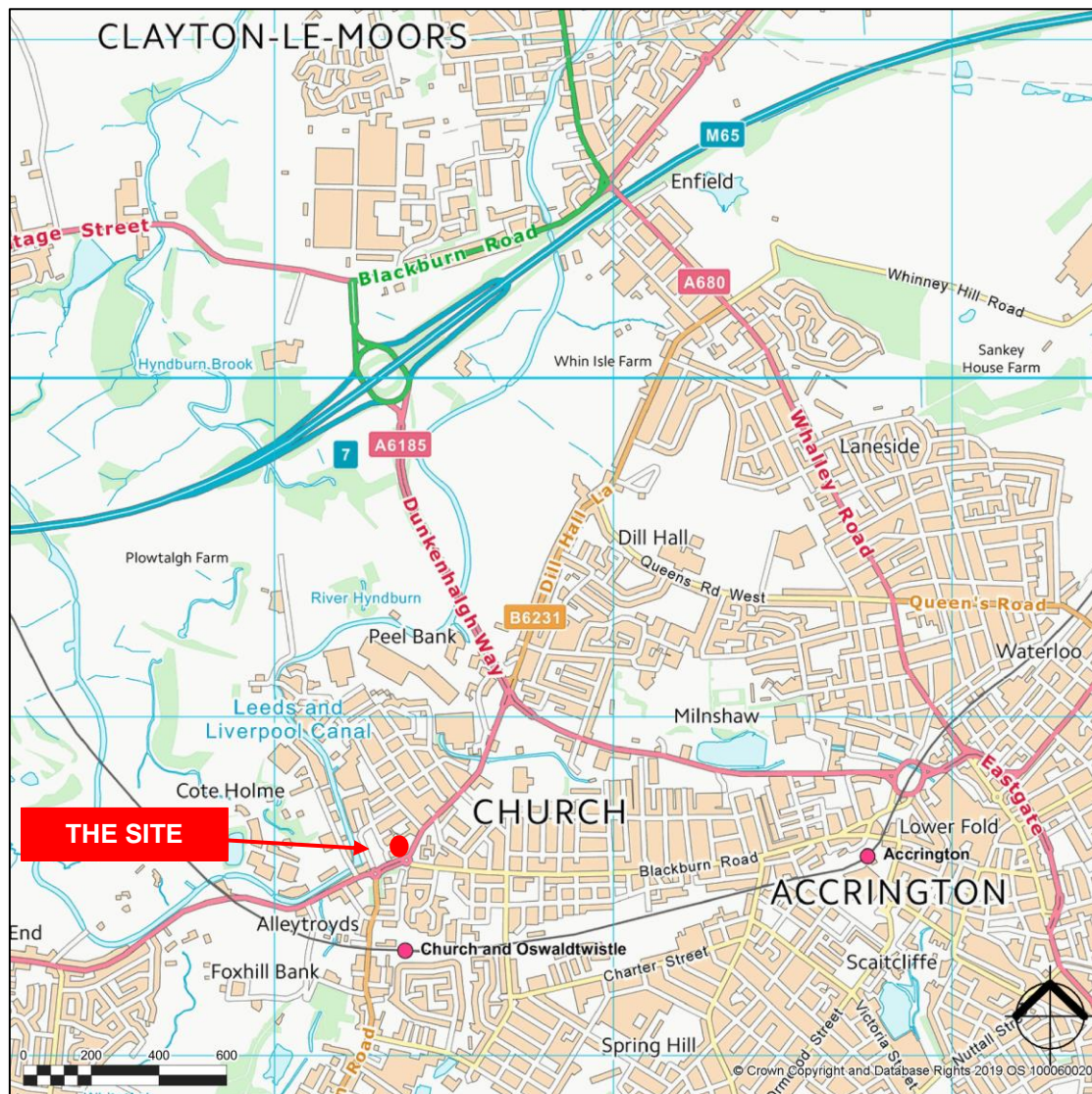
Our client will give consideration to offers, preferably on an unconditional basis, with an indication as to the intended end use.

PROFESSIONAL FEES

The successful purchaser will be responsible for the vendor's costs of 1.5% of the purchase price in respect of legal costs and 1.5% of the purchase price in respect of surveyors fees (subject to a minimum of £3,000 each) associated with this sale).

GENERAL INFORMATION

A number of documents and outline information are available and these may be forwarded by email. Such requests should be made directly to Michael Hardman, Estates Manager, Hyndburn Borough Council via email as follows
Michael.hardman@hyndburnbc.gov.uk



FOR INFORMATION ONLY – NOT TO SCALE

Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and 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 the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

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