

# PROPERTY PARTICULARS

## RESIDENTIAL DEVELOPMENT LAND

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01282 458007**

[www.tdawson.co.uk](http://www.tdawson.co.uk)

**FOR SALE**



## LAND OFF BELVEDERE ROAD BURNLEY BB10 4BE

- Full planning consent for twenty 1 bed apartments
- Site approximately 1,830 Sq. Yards
- Established residential area close to the town centre

## LOCATION

The site is bordered by Thurston Street and Doris Street on Belvedere Road (A6114) opposite the Burnley Lawn Tennis Club.

## DESCRIPTION

A former multiple garage site.

## ACCOMMODATION

The site is approximately 1,830 sq. yards.

## SERVICES

Prospective purchasers are advised to make their own enquiries as to the potential supply of services to the site. An electrical sub-station adjoins the site.

## PLANNING

Planning consent was granted on 25 November 2022 for two blocks of two-storey one bedroom apartments. Each of the twenty apartments being approximately 43 sq. m. Planning application reference FUL/2021/0352, where a set of plans and elevations are available.

## 106 AGREEMENT

A purchaser is contracted under a 106 Agreement to pay Burnley Borough Council £7,000 towards improvements to public open space before the first of the approved dwellings are occupied.

## TENURE

Freehold.

## PRICE

**£425,000**

## VAT

VAT will not be charged on the sale price.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

## VIEWING

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



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