

PROPERTY PARTICULARS

COMMERCIAL DEVELOPMENT LAND

**TREVOR
DAWSON**

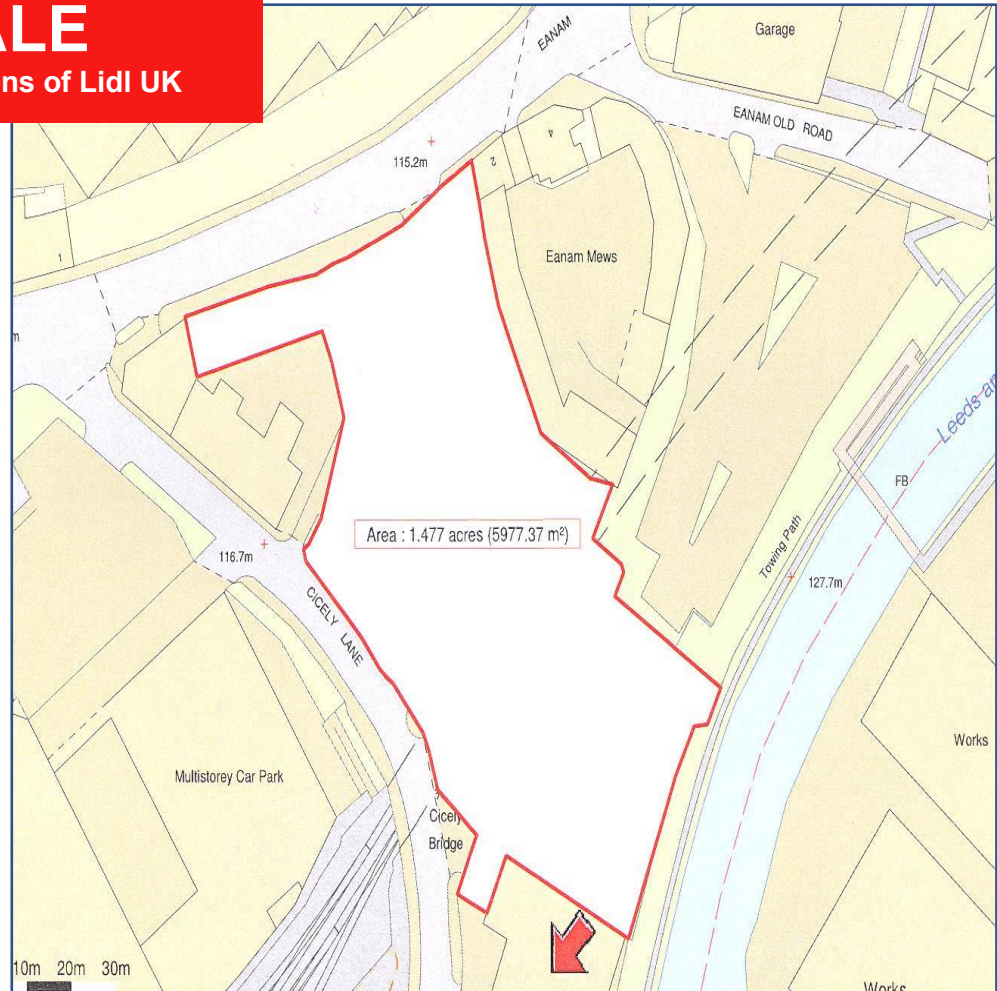
COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

FOR SALE

On the instructions of Lidl UK



SITE AT EANAM AND CICELY LANE BLACKBURN BB1 5BS

- Town Centre Development Opportunity
- 1.48 Acres
- Potential for retail and residential (subject to Planning)

LOCATION

Located on the eastern side of Blackburn Town Centre fronting Eanam at its junction with Cicely Lane opposite the Thwaites Brewery site and Morrison's supermarket. The site is also in close proximity to the main Town Centre bus and rail stations. Junction 6 of the M65 motorway at Whitebirk is approximately 1.5 miles distant.

DESCRIPTION

The site (see plan) extends back from Eanam with the rear boundary adjacent to the Leeds and Liverpool Canal. The main vehicular access to the site is from Cicely Lane.

The site extends to approximately 1.48 acres.

PLANNING

The site has previously had planning consent for a food store development and other suitable uses are thought to include residential and leisure. However it would be the prospective purchaser's responsibility to make their own enquiries of Blackburn with Darwen Borough Council Planning Department who can be contacted on 01254 585585.

SERVICES

It is the prospective purchaser's responsibility to satisfy themselves as to the ground conditions and availability of services. However we understand that all mains services are available within the vicinity.

TENURE

The site is held partly freehold and in part long leasehold for a term of 999 years from 1855. Further details in respect of title documentation may be forwarded upon request.

PRICE

UPON APPLICATION.

VAT

If applicable VAT will be charged on the price at the current prevailing rate.

LEGAL COSTS

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

VIEWING AND FURTHER ENQUIRIES

**APPOINTMENT FROM SOLE AGENTS TREVOR DAWSON LIMITED, 18 RICHMOND TERRACE, BLACKBURN, BB1 7BL.
OUR REF JBR.LMH.1803.11954
Email jason@tdawson.co.uk**

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