

PROPERTY PARTICULARS LAND/INDUSTRIAL

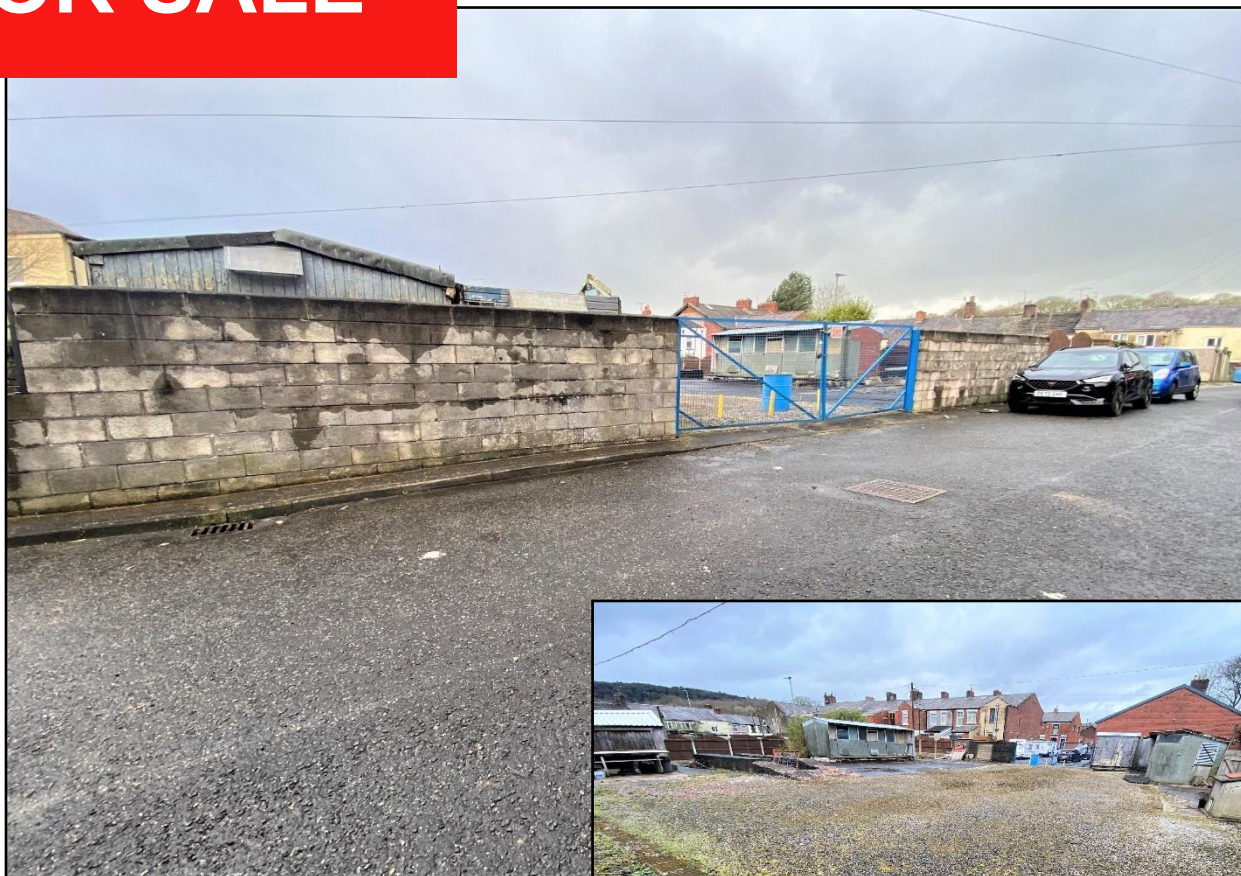
**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

FOR SALE



**GURNEY STREET
WITTON
BLACKBURN
BB2 1XF**

- Opportunity to acquire freehold of secure compound.
- Site extending to 7,534 sq. ft. (700 sq. m.)
- Planning consent for residential development of four houses each with three bedrooms and two parking spaces.
- Sought after residential location.

LOCATION

The site is situated in the residential area of Witton in Blackburn and is accessed from Redlam (A674) close to its junction with Buncer Lane. The A674 leads to Preston Old Road and the site is approximately two miles from Blackburn Town Centre. The area is predominantly residential and close to Griffin Park.

DESCRIPTION

The square site extends to 700 square metres and is currently protected by stone walls with double hinged metal entrance gates fronting Gurney Street.

The site has previously been occupied for storage and by a commercial haulage business.

The site is partly concrete surfaced with hardcore to the remainder and has the benefit of a concrete vehicle ramp.

PLANNING

Outline planning permission has been granted for the residential development of up to four dwellings (see plan). Consent was granted on 4th February 2022 under application Reference No 10/21/0517 and this may be viewed on the planning portal of Blackburn with Darwen Borough Council. Copies can be forwarded upon request.

SERVICES

No mains services are connected to the site but we understand they are within the adjoining highway. It is the prospective purchaser's responsibility to make their own enquiries in this regard.

GROUND CONDITIONS

At the time of marketing no ground condition investigation or survey has taken place. It would be the purchaser's responsibility to undertake their own investigations.

TENURE

Understood to be freehold.

PRICE

OFFERS IN THE REGION OF £125,000.

VAT

We are informed that VAT will not be charged on the sale price.

VIEWING AND FURTHER ENQUIRIES

The site can be viewed from Gurney Street. Contact Jason Rawson at Trevor Dawson on 01254 681133. Email jason@tdawson.co.uk
Our ref JBR LMH 2304.13209



**INDICATIVE PLAN ONLY
- NOT TO SCALE**

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