

RESIDENTIAL DEVELOPMENT LAND

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The site plan illustrates the proposed development at Lower Barn Street. The site is bounded by a red line, with a north arrow pointing towards the top right. The plan is divided into five plots, labeled PLOT 1 through PLOT 5, each containing a building footprint. The buildings are shown with hatched patterns. The plots are separated by green areas, which are labeled 'PRINCIPAL ASPECT' and 'ASPECT'. A dashed line indicates the 'BROKEN LINES INDICATES APPROX. TOP OF BANK'. Another dashed line indicates the 'BROKEN LINES INDICATES PROFILE OF CANOPY TO CAR BARN'. A 'PROPOSED HARD STANDING TO BE AGREED WITH LOCAL AUTHORITY' is shown between the plots. A 'PROPOSED REFUSE STORE' is located at the bottom left, near the 'EXISTING SITE ENTRANCE' and 'LOWER BARN STREET'. The street is labeled '5603'. The plan also shows various trees and landscaping features, including a row of trees along the bottom boundary and a cluster of trees on the left side.

- Residential development site within established and desirable location
- Planning permission obtained for 5 detached 3 bedroomed dwellings on a site of approximately 0.4 acre

LOCATION

Situated approximately three-quarters of a mile from Darwen Town Centre which is a traditional thriving market town, positioned on the A666 Blackburn to Bolton trunk road. This is a popular and desirable residential location adjacent to the Spring Meadows development by Persimmon Homes off Pole Lane of approximately 170 dwellings.

DESCRIPTION

The broadly rectangular plot has an entrance from Lower Barn Street which is accessed from Cranberry Lane which links directly with Watery Lane providing access to the A666 Bolton Road. The surrounding area is a mixture of established modern detached and semi-detached dwellings. Prospective purchasers are requested to satisfy themselves as to the suitability of the ground conditions for development.

PLANNING

Blackburn with Darwen Borough Council granted planning permission on 27th July 2022 for the development of five detached 3 bed dwellings in accordance with application reference number 10/21/0953. Copies of the relevant documents and drawings are available to be forwarded electronically upon request.

SERVICES

We understand all mains services are available for connection to the site, but it would be the prospective purchaser's responsibility to verify the position prior to development.

TENURE

Understood to be freehold.

PRICE

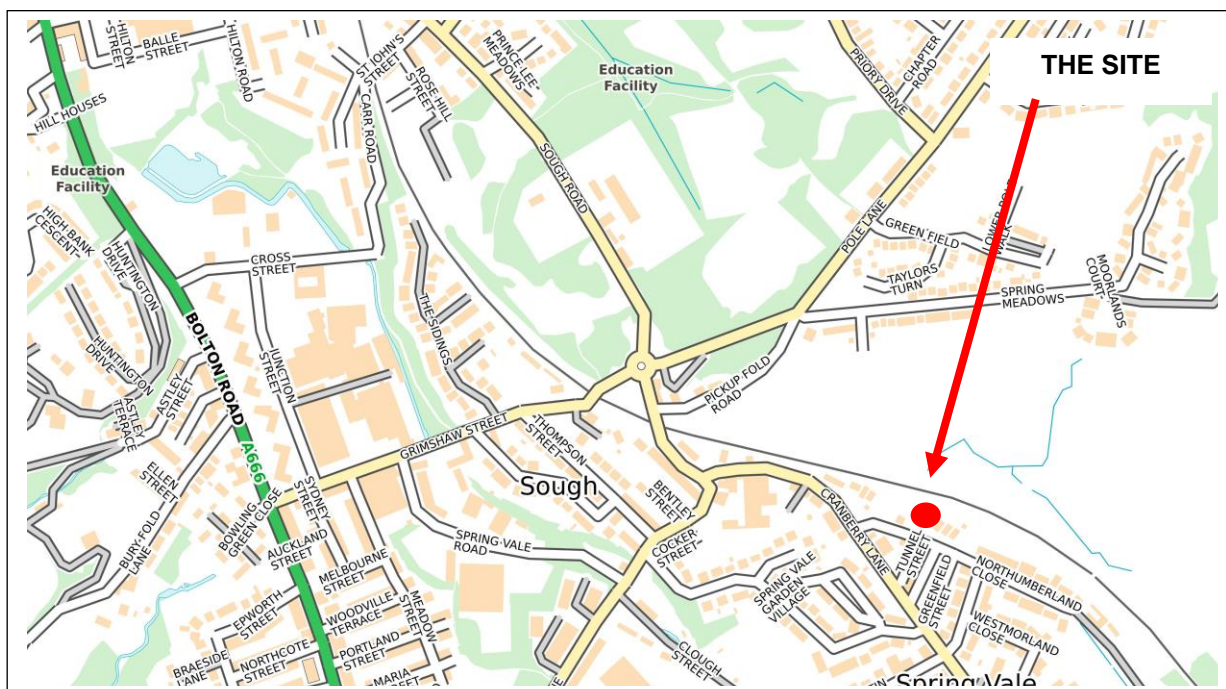
£350,000.

VAT

We understand that VAT will not be charged on the purchase price.

ENQUIRIES

FOR FURTHER INFORMATION AND TO GAIN ACCESS TO THE SITE ENQUIRIES SHOULD BE MADE WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF JBR LMH 2207.13056 Email jason@tdawson.co.uk



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