

RESIDENTIAL DEVELOPMENT SITE

FOR SALE

**RESIDENTIAL DEVELOPMENT SITE IN AN ACCESSIBLE LOCATION
OFF LIVESEY BRANCH ROAD (A6062)**

**OPPOSITE THE VERUM VICTUM £12.5 MILLION HEALTHCARE DEVELOPMENT DUE
TO OPEN IN SPRING 2021**

PRE-APP CONSULTATION FOR 30 APARTMENTS



PROPOSED SITE PLAN – FOR IDENTIFICATION ONLY. NOT TO SCALE

FORMER ALBION STREET NURSERY SITE
ALBION STREET
BLACKBURN
BB2 4LX

LOCATION

Occupying an extremely accessible location, Albion Street lies directly off Livesey Branch Road in the Ewood district of Blackburn. Both retail and leisure facilities are within walking distance.

The site is opposite the VVHC 78 bed supported living apartment scheme which is due for completion shortly.

DESCRIPTION

A rectangular shaped site fronting Albion Street with a frontage to the Leeds and Liverpool Canal.

Applicants should satisfy themselves as to the suitability of the site for development.

PLANNING

Pre-application advice has been sought based upon a four-storey development providing 30 apartments of 1, 2 and 3 bedrooms. Plans and supporting documentation are available upon request.

TENURE

Freehold.

PRICE

£375,000.

VAT

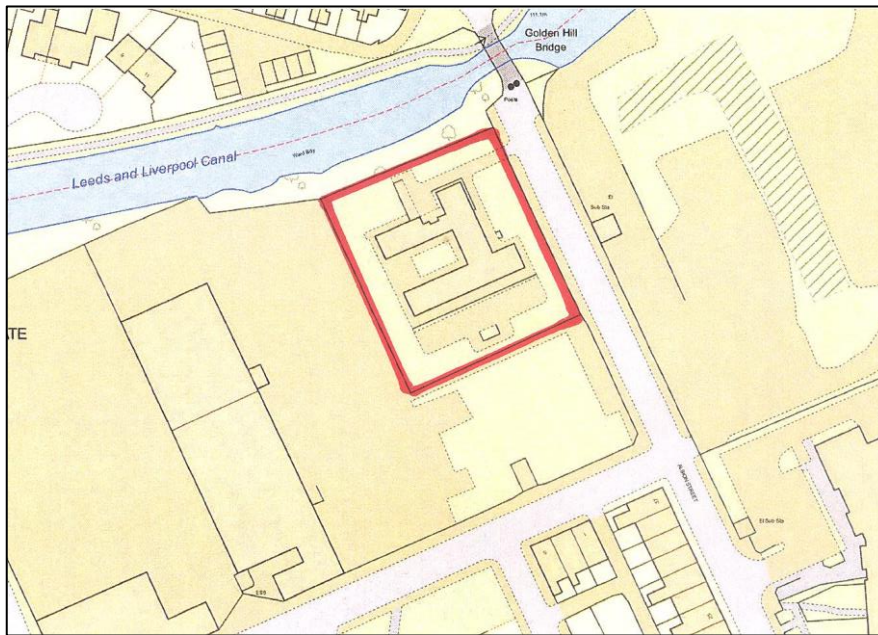
VAT will not be charged on the purchase price.

VIEWING

Viewing is available from Albion Street. Access to the site is strictly via Trevor Dawson Limited.

FURTHER INFORMATION

**CONTACT CAROLINE JAMES AT SOLE AGENTS
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