

PROPERTY PARTICULARS

LAND

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

FOR SALE



LAND ON THE SOUTH WEST SIDE OF HAMILTON ROAD BARROWFORD BB9 6DE

- Full planning consent for seven houses
- Approximately 1,785 sq.m. (0.44 acres)
- Established and popular residential area

LOCATION

The site is bordered by Hamilton Road, Carr Hall Drive and Richmond Road lying south of the A606 Barrowford Road and north of Victoria Park & Gardens with close access to Junction 13, M65.

DESCRIPTION

A former multiple garage site surrounded by residential housing. A sloping site with trees.

ACCOMMODATION

The site provides a total area of approximately 0.44 acres.

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 the 2nd March 2023 for the demolition of existing garages and erection of seven dwellings.

TENURE

Freehold.



PRICE

OFFERS OVER £400,000

VAT

VAT will not be charged upon the sale price.

LEGAL COSTS

Each party to pay their own costs.

VIEWING

THE SITE CAN BE INSPECTED AT ANYTIME 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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