



Residential Development Opportunity Subject To Obtaining Planning Consent

FOR SALE

**ALBION MILL CAR PARK
WYTHAM STREET
PADIHAM
BURNLEY
LANCASHIRE
BB12 7DX**

1 Acres (0.4 Hectares)

- Pleasant residential location close to town centre amenities.
- Conditional offers conditional on planning considered.
- Former car park to developed mill adjacent.

Location

The site is located off Thompson Street close to its junction with Wytham Street on the outskirts of Padiham town centre.

It is within walking distance of the main facilities available on Burnley Road (A65) where there is an excellent bus route, supermarkets and schooling.

Description

Formally a car park, the site has been vacant for a number of years and lends itself to ideally a residential development.

Site Investigation

Access can be made available for parties requiring further investigation, subject to prior confirmation and appointment. We will require indemnification in respect of any third party claims however arising as a result of an inspection being undertaken.

Tenure

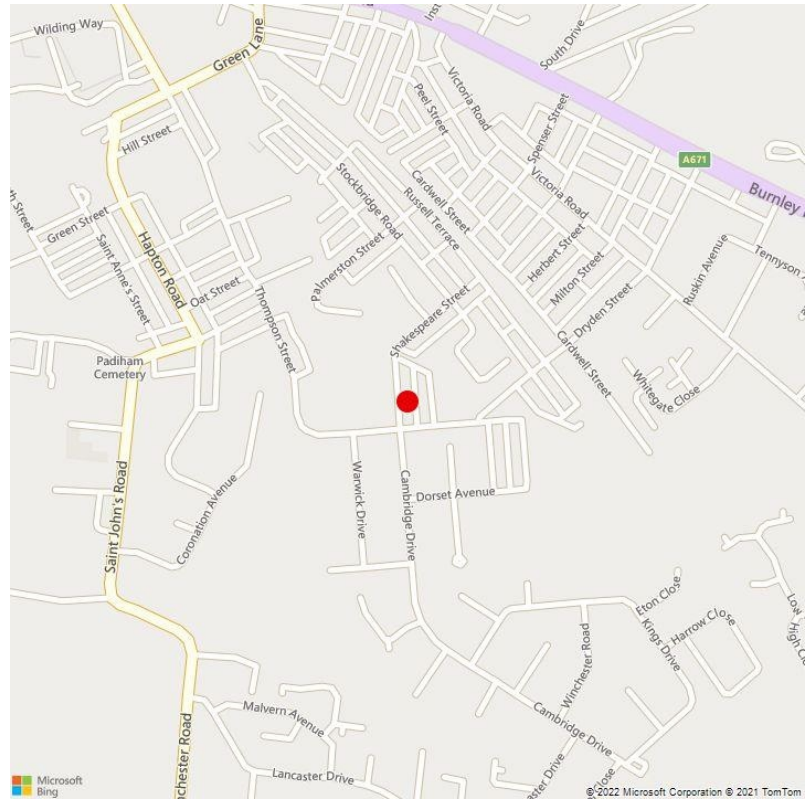
To be confirmed (assumed Freehold).

Services

We are advised that all mains services are available in the surrounding streets.

Services Responsibility

It is the prospective purchaser's responsibility to verify that all services are of adequate capacity and suitable for their purpose.



Planning

Enquiries regarding use should be directed to the Burnley Planning office on 01282 425011.

Price

£350,000 subject to contract (Three hundred and fifty thousand pounds).

Tenure

To be confirmed (assumed Freehold).

Additional Information

Legal Costs

Each Party is to be responsible for their own legal costs incurred.

VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Viewings

Petty Commercial
Empire Business Centre,
2 Empire Way,
Burnley,
BB12 6HH

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.