



## Freehold main road development opportunity.

### FOR SALE

**LAND AT THE FORMER  
COMMERCIAL HOTEL  
BLACKBURN ROAD  
ACCRINGTON  
LANCASHIRE  
BB5 1JJ**

**2 Acres (0.81 Hectares)**

- Up to 2 Acre levelled site available.
- Freehold development opportunity.
- Suitable for a wide variety of uses subject to obtaining the necessary planning consent.
- Prominent location with main road frontage.
- Potential for additional land in JV with Hyndburn Borough Council.

### Location

The site is situated on the main Blackburn arterial route in close proximity to a number of commercial and residential occupiers making the site suitable for a variety of uses. Located a short distance from Accrington town centre in a prominent location being within approximately 1/2 mile of junction 12 of the M65 and 1/4 mile of Oswaldtwistle town centre and 1 mile from Accrington town centre. This is a prominent site in a mixed use area.

### Description

The site comprises approximately 2 acres of level open land with main road frontage Blackburn Road (A567) and is in close proximity to a mix of commercial and residential properties. The site would therefore be suitable for a wide variety of uses subject to obtaining the necessary planning consent. Formerly occupied by the Commercial Hotel, this was demolished a number of years ago and the site has been cleared. There is land to the rear and Hyndburn Borough Council have a vested financial interest in approximately 50% of the site and therefore are keen to see this developed and would welcome the opportunity for an open discussion with prospective purchasers regarding potential use of the site.

### Site Investigation

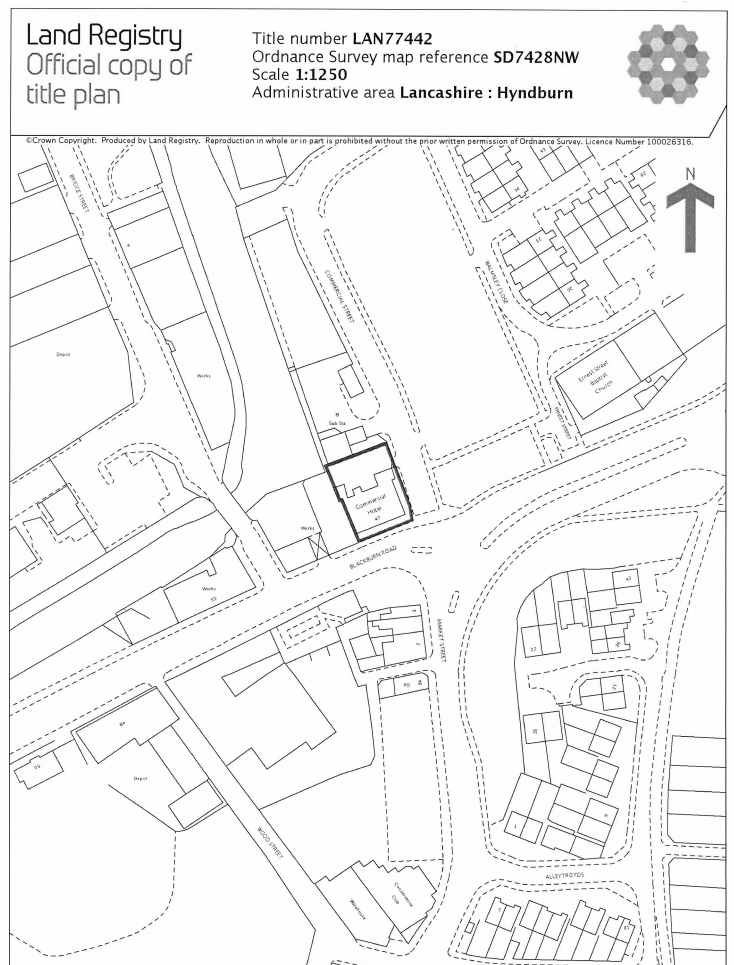
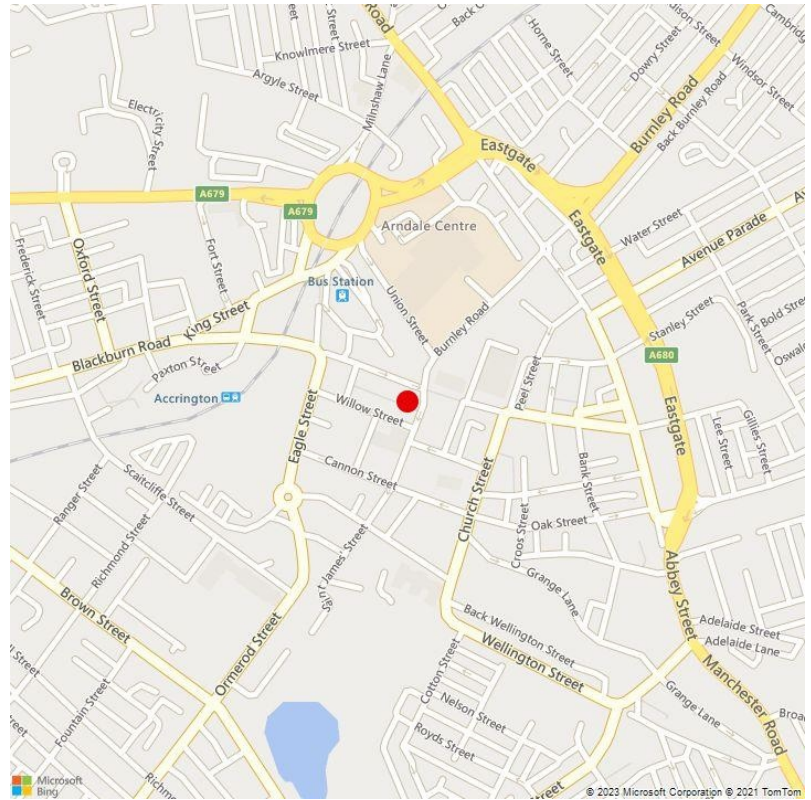
Access can be made available for parties requiring further site investigation subject to prior confirmation and appointment. We will require indemnification in respect of any third party claims arising from an inspection being undertaken.

### SITE AREA

Including land adjacent owned by Hyndburn Borough Council. The site could extend to 2 acres. We understand the Council is keen to undertake a Joint Venture development.

### Planning

Enquiries regarding potential planning uses should be directed to Hyndburn Borough Council on 01254 388111



#### Price

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

#### Services

We are advised that all mains services are within close proximity.

#### Services Responsibility

Interested parties must satisfy themselves as to the location and capacity of the services.

### Additional Information

#### Legal Costs

Each party is responsible for their own legal costs.

#### VAT

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

#### Viewings

Petty Chartered Surveyors  
Suite 125b, Empire Business  
Centre 2 Empire Way Off  
Liverpool Road 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.

