



## Development Potential With Planning For 50 Self Assisted Apartments And 5 Industrial Units With Associated Parking

### FOR SALE

**ASTLEY HOUSE  
ALBERT STREET  
BURNLEY  
LANCASHIRE  
BB11 3DE**

**14,350 Sq Ft (1,333.12 Sq M)**

- Residential location within walking distance of Burnley Town Centre and all its amenities.
- Planning permission granted in January 2020 application FUL/2020/0410 and 0010 for conversion into Self Assisted Apartments.
- Planning for 5 new industrial units totalling 563.3 sq.m. (6065 sq. ft.)

### Location

Astley House is situated just off Albert Street close to its junction with Yorkshire Street and Todmorden Road and within walking distance of Burnley Town Centre, Turf Moor Football Club and a variety of shops and schools are close by. Junctions 10 and 11 of the M65 are approximately 2 miles distant.

### Description

A substantial detached property that has the benefit of planning permission for conversion into 50 self assisted apartments. The property is set in a substantial area of land on which there is also planning consent to erect 5 new industrial units for light industrial or storage and distribution together with car parking.

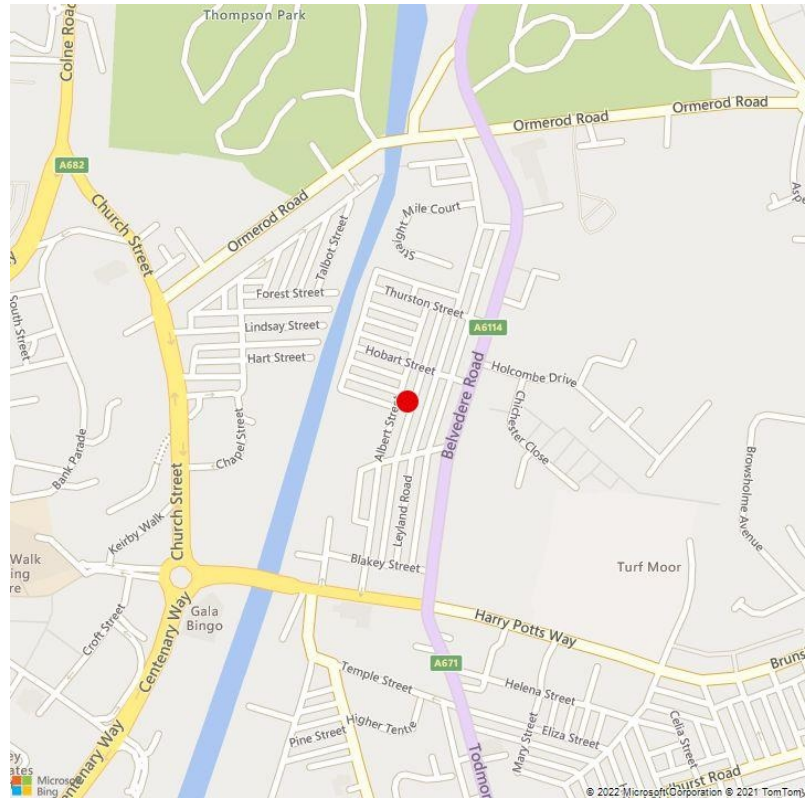
The property will be offered with the benefit of vacant possession and plans of the proposed development over two floors are available to inspect on Burnley Borough Councils website Application no. FUL/2020/0010. In addition to the 50 rooms the ground floor provides accommodation for administrative offices, meeting rooms, communal living facilities and WC's.

The new proposed 5 industrial units are all single storey with an anticipated square footage each of being 112.7 sq.m (1,213 sq.ft) totalling 563.5 sq.m.

The self-assisted bedrooms are between 21 sq.m and 24 sq.m

### Services Responsibility

It is the prospective purchaser's responsibility to verify that all services are available.



### Planning

Details of the planning consent can be viewed on Burnley Borough Councils website [www.Burnley.gov.uk](http://www.Burnley.gov.uk) Planning ref FUL/2020/0410 (Industrial units) and ref FUL/2020/0010 appeal notice outlining the redevelopment of supported accommodation for 50 units. Enquiries regarding the planning should be directed to Burnley Borough Council on 01282 425011.

### Price

On Application

## 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

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