

Phone: 01282 428486
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WHITEACRES 

FOR SALE

- Prime main road development site in prime main road location & close to the M65
 - 125m frontage to Trafalgar Street opposite the Victoria Mill UCLan Burnley Campus
- Total site area extending to 2.36 acres with buildings extending to 78,000 sq ft
 - Ideal site for social housing, student accommodation, a supermarket, car showroom or an extension of the university campus
 - Area of significant improvement opposite the Weavers Triangle Heritage Trust redevelopment scheme



Woodfield Mill & Associated Buildings Trafalgar Street Burnley BB11 1RA

MISDESCRIPTION: These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.

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LOCATION

The property is positioned with superb frontage to Trafalgar Street and on the corner of Cranmer Street approximately half a mile from both Burnley Town Centre and junction 10 of the M65.

The site is positioned in a high profile main road location on the main arterial route in and out of Burnley Town Centre directly opposite the Victoria Mill UCLan Burnley Campus.

The site is in a heavily trafficked location with other businesses in the immediate vicinity including various drive thru restaurants, The Kay Group Petrol Station, Chorley Nissan Motor Dealership, Screwfix and The Reel Cinema.

DESCRIPTION

A prime development site extending to 2.36 acres directly opposite the Victoria Mill University Campus. The rectangular site has 125m frontage to Trafalgar Street and is positioned on Trafalgar Street being half a mile from both junction 10 of the M65 and Burnley Town Centre.

The site has been occupied by a joinery business for many years and comprises of a substantial northlight mill, a portal frame warehouse and yard, a substantial car wash, a brick built former joinery works and an attractive grade II listed stone building in the front corner of the site.

The site would be ideal for a social housing scheme, student accommodation complex, a supermarket, an extension of the Burnley University Campus or a road side retail development (all subject to obtaining the necessary planning consent).

The land is positioned opposite the historic Heritage Trust Weavers Triangle redevelopment and is ideal for various applications.

ACCOMMODATION

Whiteacres have measured the buildings and land and a full breakdown of the floor areas is detailed in the table overleaf.

PURCHASE PRICE

£2,000,000 (two million pounds).

VAT

The price quoted is exclusive of VAT which may be payable at the prevailing rate.

TENURE

We have been verbally informed that the land and buildings are freehold however the prospective purchaser must check this information prior to making any legal commitment.

BUSINESS RATES

The site comprises of various buildings and further enquiries in relation to the business rates should be directed to our Burnley office.

Prospective purchasers must contact Burnley Borough Council on 01282 425011 to confirm their business rates liability prior to making any legal commitment.

SERVICES

We understand the site has the benefit of mains electricity, water and gas.

SERVICES RESPONSIBILITY

It is the prospective purchaser's responsibility to verify that all services and appliances are in working order and are of suitable purpose being adequate for their needs.

PLANNING

The site is deemed suitable for redevelopment and all further enquiries must be directed to Burnley Borough Councils Planning Department on 01282 425011.

ENERGY PERFORMANCE CERTIFICATE

A copy of the relevant EPC is available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VIEWING

For further information or to arrange a viewing please

Contact:

Whiteacres

Tel: 01282 428486

Email: info@whiteacres-property.co.uk

Web: www.whiteacres-property.co.uk

SUBJECT TO CONTRACT

ACCOMMODATION

(The accommodation has been measured on a gross internal basis and extends to the following approximate areas)

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Stone-built listed building			
Ground floor	13.3m x 10.4m	1,488.6	138.3
First floor	13.3m x 10.4m	1,488.6	138.3
Portal frame warehouse with L-shaped yard and four loading doors			
GIA	24.1m x 22.0m	5,707.0	530.2
Joinery works			
Lower ground floor	24.2m x 14.2m	3,698.5	343.6
Upper ground floor	25.1m x 24.3m	6,564.9	609.9
Woodfield Mill including concrete yard			
Site area	57.0m x 75.4m	46,261.1	4,297.8
Boiler house			
Ground floor	11.5m x 7.0m	866.5	80.5
First floor	11.5m x 7.0m	866.5	80.5
Car wash			
Site area	13.8m x 58.1m	8,630.5	801.8
L-shaped building			
Ground floor			
Workshop	4.6m x 15.3m	757.8	70.4
Rear store	3.2m x 3.1m	106.6	9.9
First floor			
Series of offices & W.C facilities		780.4	72.5
Wood store	8.0m x 8.0m	688.9	64.0
GIA		77,905.9	7,237.7

SITE PLAN



THE PROSPECTIVE PURCHASER AND THEIR LEGAL ADVISORS MUST VERIFY THEMSELVES THAT THE ATTACHED PLAN IS ACCURATE BEFORE MAKING ANY COMMITMENT.