



## Heritage Arcade, Bacup Road,, Rawtenstall, BB4 7NG

A unique residential development opportunity comprising 42 apartments.

Tenure	For Sale
Available Size	28,457 sq ft / 2,643.74 sq m
Price	£1,200,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

### Key Points

- > Full Planning Permission
- > Dedicated car parking for all units
- > Town centre location
- > All apartments can be sold on the open market

## Location

Set in the South Pennine Hills, Rossendale provides commuters with good motorway connections with Manchester less than 20 miles away. Bury can be accessed by junction 2 of the M66 leading to the M60 and M62 and connections to Bradford and Leeds. Heritage Arcade is situated on Bacup Road in the heart of Rawtenstall, less than five minutes walk from Rawtenstall Bus Station.

The attractive yet strategic location of the town has led to a significant increase in demand from young couples and professionals wanting to benefit from country living but remain within easy access of the region's cities and business destinations.

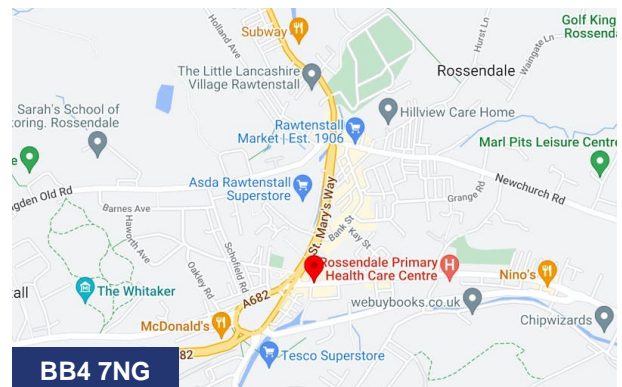
The property fronts directly onto Bacup Road which is accessed from Haslingden Road/ St Mary's Way (A682). Rawtenstall bus station and the town's Lidl supermarket are opposite to the property. The A56 is approximately 600m from the property which links directly to the M66 motorway.

## The Opportunity

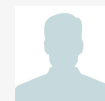
This is a unique redevelopment opportunity to acquire a landmark building in the heart of Rossendale town centre. The striking former picture house and shopping centre has been granted full planning permission to be converted into a luxury residential scheme comprising 42 two-bed apartments with dedicated car parking and landscaped private gardens with support from Historic England and Rossendale Borough Council, all apartments can be sold on the open market.

## Planning

Planning consent was approved on the 28th of January 2021 for the partial demolition and redevelopment of the building into a residential scheme comprising 42 apartments, together with associated car parking and landscaped amenity space, planning reference number: 2020/0018.



## Viewing & Further Information



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