



**Prime main road development opportunity.**

## **FOR SALE**

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

**0.13 Acres (0.05 Hectares)**

- 0.13 Acre levelled site available.
- Prominent location with main road frontage.
- Suitable for a wide variety of uses subject to obtaining the necessary planning consent.



### 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 0.13 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.

### 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.



### Planning

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

### Price

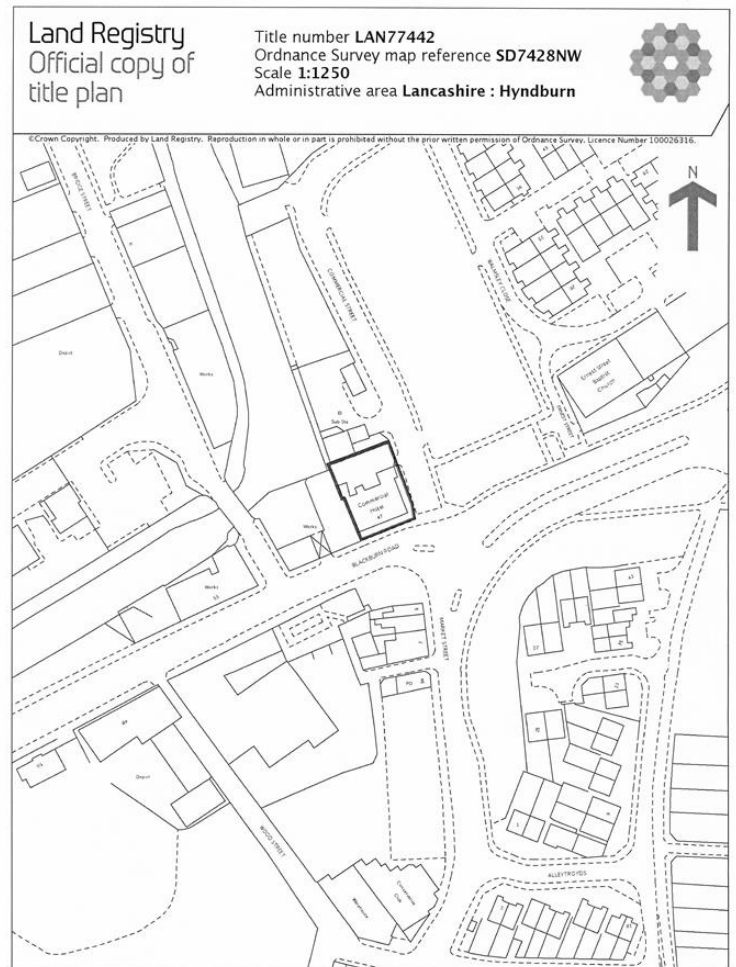
£260,000 (Two hundred and sixty thousand pounds).

### Services

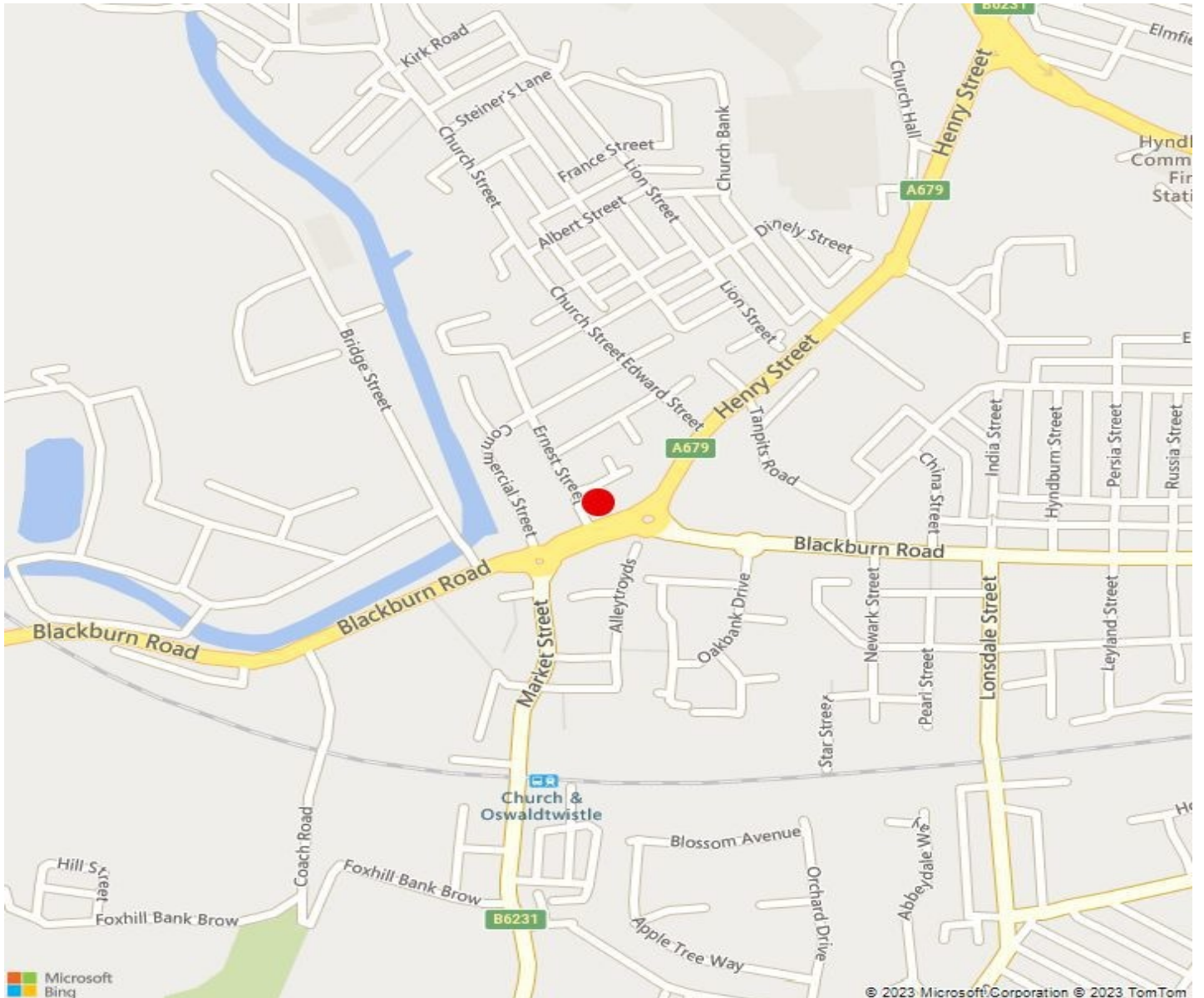
We are advised that all mains services are within close proximity.

### Services Responsibility

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



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## Additional Information

### Viewings

Petty Chartered Surveyors  
The Old Red Lion,  
Manchester Road,  
Burnley,  
BB11 1HH

### 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.

## 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.

