

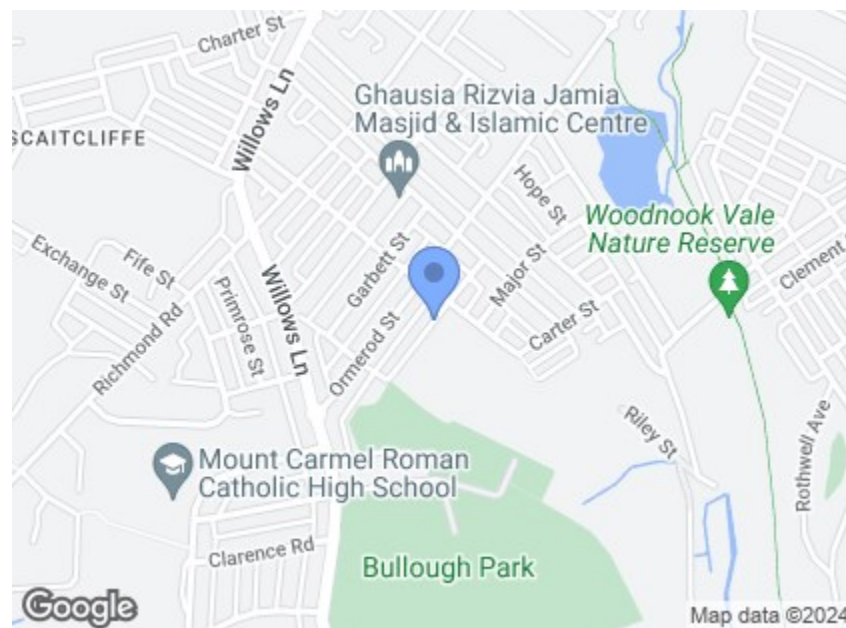


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# CHARLES LOUIS

C O M M E R C I A L

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### Directions

Land forming part of the site of Hopwood Street Hopwood  
, Accrington, BB5 0QF

**Asking price £550,000**

- Residential Development Opportunity
- Outline Planning Previously Granted
- Close To Centre Of Accrington
- Hyndburn BC Reference: 11/17/0012

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

# Land forming part of the site of Hopwood Street Hopwood, Accrington, BB5 0QF

Charles Louis Commercial Agents are pleased to welcome to the market land ideally suited for a residential developer, located a short distance from Accrington town centre.

On the 15th May, 2017, this land (Approximately measuring 0.95 Hectare / 2.34 Acres) had outline permission granted by Hyndburn Borough Council for 50 houses to be built, under the application reference 11/17/001. Whilst planning has now lapsed, the development is ideal for a residential developer to pick up this site and bring new drive into delivering this project.

#### Tenure

We understand the land is sold on a freehold basis.

#### VAT

We are advised that these premises are not elected for VAT and therefore VAT will not apply to the purchase price.

#### Legal Costs

Each party to be responsible for their own legal costs in the transaction.

#### Planning

All further enquiries should be directed to Hyndburn Borough Council T: 01254 388111

#### Additional Information

All prospective purchasers should make their own enquiries prior to submitting offers.

Please note: Photos for illustration purposes only - actual size, position and dimensions may differ - please refer to a title plan for actual position.

#### Aerial 1



#### Aerial 2



#### Aerial 3



#### Aerial 4



#### Aerial 5



#### Aerial 6



#### Aerial 7



#### Aerial 8



#### Aerial 9



#### Aerial 10



#### Aerial 11

