

Artists Image of what may be allowed
Planning (subject to approval)

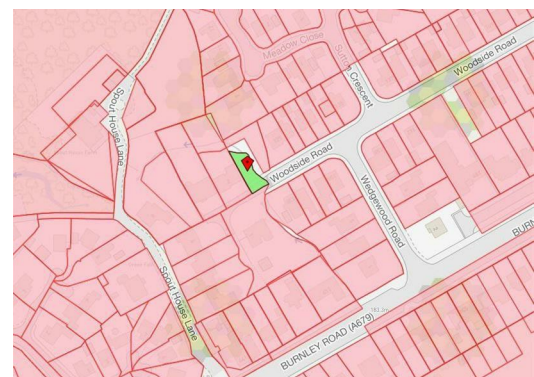
Land Woodside Close, Accrington, BB5 6NZ

By auction £10,000



A rare opportunity to buy a great sized plot in the beautiful area of Accrington, BB5.

Extending to approx 2029 Square Feet (approx 188 Square Meters)



The Plot

+++POTENTIAL BUILDING PLOT FOR SALE BY AUCTION+++

A rare opportunity to buy a great sized plot in the beautiful area of Accrington, BB5.

Extending to approx 2029 Square Feet (approx 188 Square Meters)

Freehold - Private garden - Off street parking

For sale by online auction. Starting Bid £2,000. Terms and conditions apply, please contact us at First Choice Estate Agents to register your interest..

This property is being sold via online auction

Calling all Investors and Developers. Self-builders Too. Don't Miss this Excellent Opportunity.

- Extending to approximately 0.0466 Acres
- The shops and facilities of Accrington are to the South West
- Huncoat Rail Station is within walking distance to the North West
- The M65 Motorway is 1.3 miles to the North

The property is situated on Woodside Close to the North of Burnley Road Rail services run from from Huncoat Station.

The A56 is to the east and provides direct access to the M65 Motorway nearby to the north and the M66 Motorway to the South

Lots of Development Potential STPP (Subject to Planning Permission)

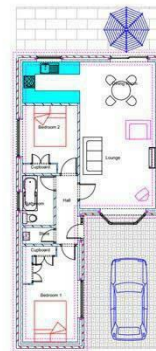
Prospective buyers should make their enquiries to the local council.

Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be

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.

deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have.



Artists Image of what may be allowed Planning (subject to approval)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

First Choice Estate Agents

Alexander House 40a Wilbury Way, Hitchin, Hertfordshire, SG4 0AP
T. 01462539897 | E. info@firstchoiceestateagents.co.uk