

For Sale
Development Opportunity



Exciting Fringe of Town Centre Redevelopment Opportunity

16,908 SQ FT (1,570.75 SQ M)

📍 ASTLEY HOUSE, ALBERT STREET, BURNLEY, BB11 3DE

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Turner Westwell
Commercial Agents

KEY FEATURES

- Exciting redevelopment opportunity
- Located approximately 500 metres from Burnley Town Centre
- Adjacent to Huws Gray Builders Merchant, Burnley Cricket Club and Turf Moor (Burnley FC)
- Planning consent for the redevelopment of the existing industrial facility as supported living (approx. 50 units & communal areas, office and meeting rooms)
- Plus approx. 0.54 acres of additional development land
- Walking distance of town centre amenities
- A disused two storey red brick mill with car parking area accessed from Albert Street - plus extensive yard
- Proposals include supported living rooms of between 21-31 sq m, arranged over ground and first floors
- Planning permission includes consent for car sales, including site office, car valet unit and associated parking
- Planning Refs: FUL/2020/0010 & FUL/2023/0008
- The property is held Freehold under Title No. LA486783
- Offers in the Region of £1,000,000



LOCATION

The site is located on Albert Street, within the defined development boundary as designated in Burnley's Local Plan and is within walking distance (500m) of the town centre, Charter Walk Shopping Centre and Turf Moor (Burnley FC).

The immediate area is dominated by mainly terraced housing, however, there are some commercial uses nearby.

DESCRIPTION

The property comprises an extensive, disused two storey red brick former mill property, situated on a regular shaped site, extending to approximately 1.218 acres (0.493 hectares).

The existing buildings provide for two floors of warehousing and workshop accommodation totaling approximately 1,571 sq m (16,908 sq ft), plus extensive yard and car parking.

Loading and vehicular access is gained directly from Albert Street. The property has a traditional pitched and slated roof structure, with a more recent single storey extension at the rear. An existing brick chimney forms part of the site.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Albert Mill (Ground & First Floors)*	1,570.75	16,908

*on a site extending to 1.218 acres (0.493 hectares) as scaled using Nimbus Maps.

SERVICES

All mains services are assumed to be available to the site. Interested parties are advised to satisfy themselves on the availability and capacity of any existing services.

SALE PRICE

Offers in the Region of £1,000,000.

BUSINESS RATES

The property is currently subject to a number of individual Rating Assessments. Interested parties are advised to research and verify this information direct with the Valuation Office Agency.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

USE

The property is held Freehold under Title No. LA486783.

PLANNING

The site has been granted planning permission for the re-development of the existing industrial building as supported accommodation, in accordance with the terms of planning application ref: FUL/2020/0010, dated 14th January 2020, subject to conditions.

The proposal is for the change of use of the former mill building to create 50 self-contained bedrooms (all including bedroom, kitchen and bathroom), for people in housing need and whom may need temporary accommodation. The proposals include ancillary offices, consultation training rooms and outdoor private uses for residents.

*see attached proposed plans

In addition, the site includes an additional 0.54 acres of potential development land.

This particular area of land already has consent for use as car sales, including site office, valet building, car parking and associated landscaping. Planning Ref: FUL/2023/0008.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

EPC

The property has an current Energy Efficiency Rating of E. The certificate is valid until 7th February 2028. A full copy of the Report is available upon request.

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VIEWINGS

Strictly by appointment with Joint Agents.



Daniel Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

07919 414752

daniel.westwell@turnerwestwell.co.uk



Gareth Dooley | Director

MNAEA | MARLA

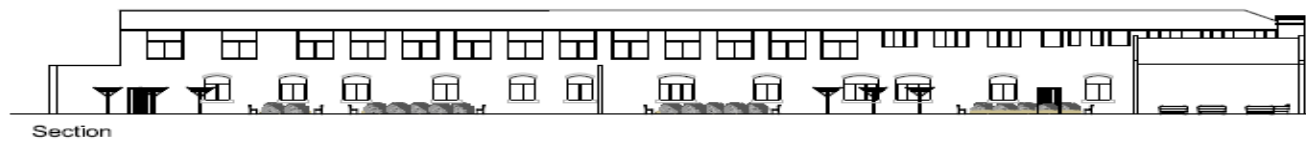
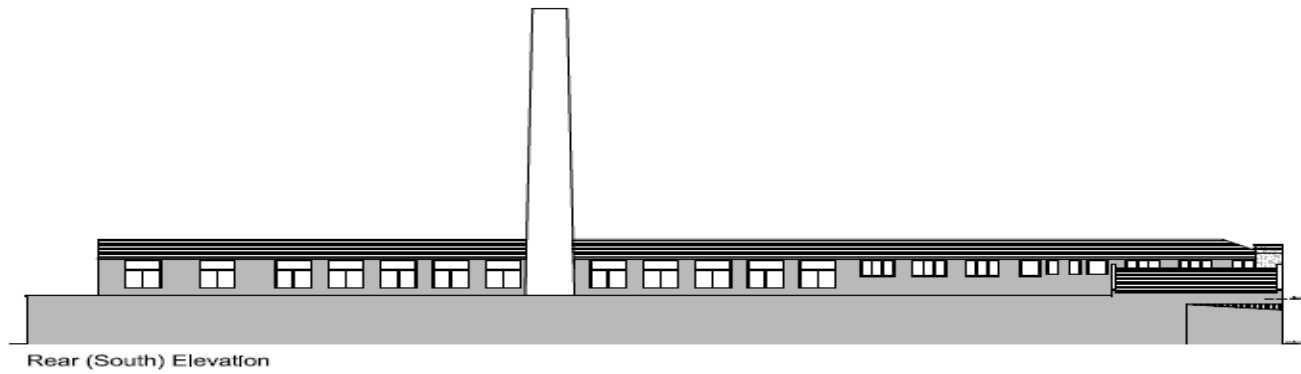
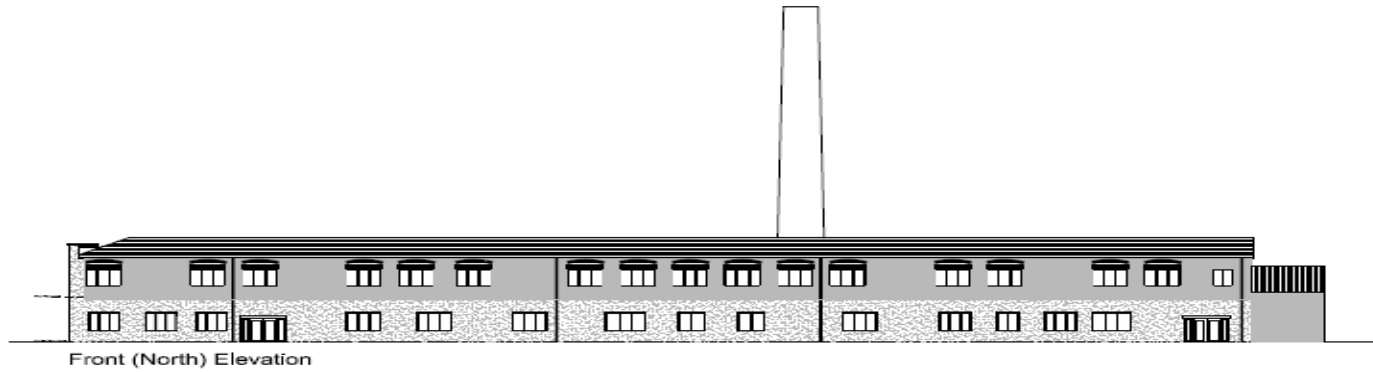
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gareth@jonsimon.co.uk

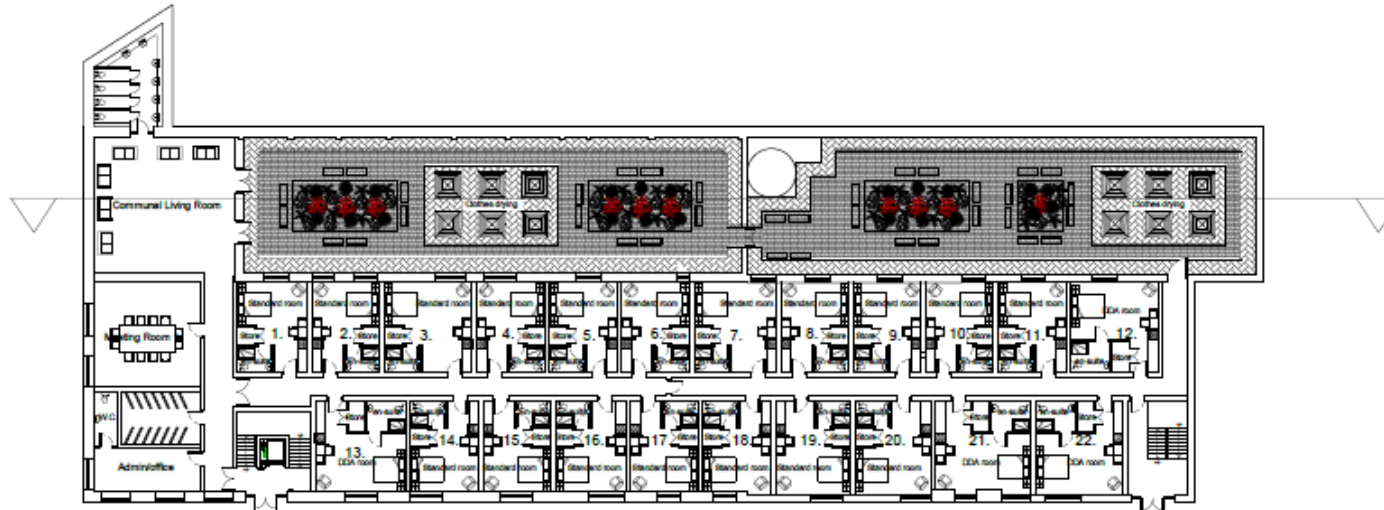


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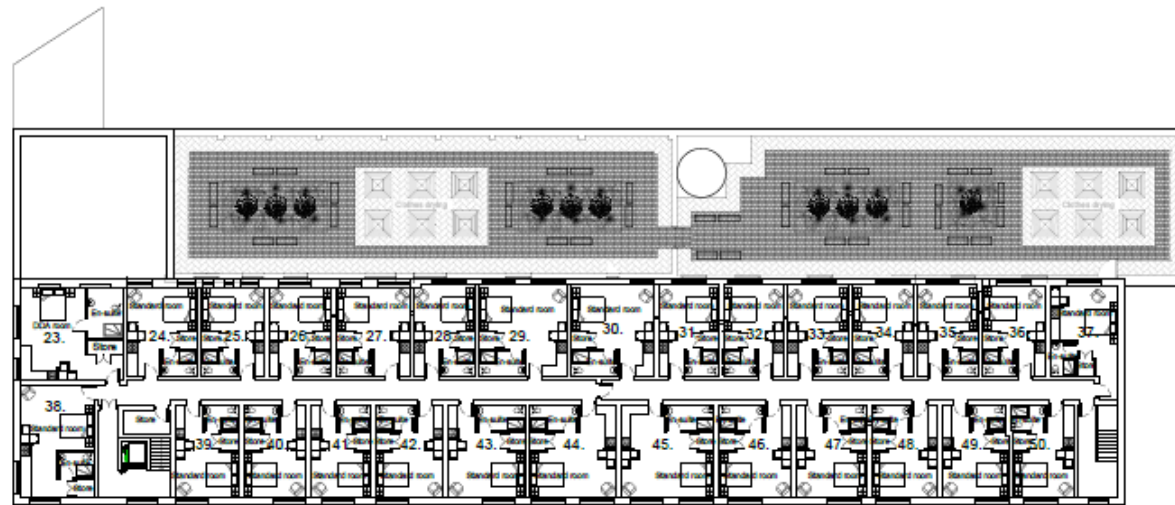
PROPOSED ELEVATIONS



PROPOSED FLOOR PLANS



Ground Floor Plan



First Floor Plan