

**For Sale**  
Rare Freehold Opportunity



# Commercial Development Land - STPP

6.57 ACRES (2.66 HECTARES) - NET DEVELOPABLE AREA

📍 LAND AT HOLLINS ROAD, DARWEN, LANCASHIRE, BB3 OBJ

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Rare Freehold development land opportunity
- Whole site extending to 9.81 acres (3.97 hectares)
- Levelled and cleared, ready for development
- Net developable area of approximately 6.57 acres (2.66 hectares)
- Regular shaped site, 1.4km north-west of Darwen Town Centre
- Excellent access to the M65 Motorway at Junction 4
- Previously used as site for Hollins Paper Mill
- Situated within a primarily industrial area
- Located adjacent to Crown Paints factory and office complex
- Other nearby occupiers include Suez Recycling, Bestway and Canopies UK
- Close to many amenities, including Blackburn with Darwen Services at Junction 4
- Allocated within Employment Area
- Offers in the Region of £2.6 million



## LOCATION

The site is located on Hollins Road, approximately 1.4km north-west of Darwen Town Centre, adjacent to Crown Paints Factory Complex. The site previously housed Hollins Paper Mill prior to its full demolition.

Junction 4 of the M65 Motorway is located 1km north of the site, providing convenient transport links to the National Motorway Network.

## DESCRIPTION

The site extends to approximately 9.81 acres (3.97 hectares), providing for a net developable area of approximately 6.57 acres (2.66 hectares). The site itself is, in its majority, regular in shape, vacant and has been cleared, having previously been occupied by a large paper mill (Hollins Paper Mill).

Vehicular access is provided via a former roadway via Hollins Road.

We are advised that the site is fully remediated and a validation report will be supplied once completed by E3P Environmental Consultancy. The site will be finished to a development platform, with a piling mat for parties to commence build on the site.

## ACCOMMODATION

We have measured the site via Ordnance Survey (Nimbus) and understand the site to extend to 9.81 acres (3.97 hectares). The Net Developable area is approximately 6.57 acres (2.66 hectares). Please see Site and Land Registry Title Plans below, showing the approximate net developable area and the site as a whole.

## SERVICES

No services are currently connected to the site. Interested parties are advised to make their own investigations into the availability and capacity of services potentially available to the site.

## SALE PRICE

Offers in the Region of £2.6 million.

### VAT

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

### BUSINESS RATES

None Applicable.

### TITLE

The site is held Freehold under Title Number LAN243750. The Title Register is available upon request.

### PLANNING

The site is allocated within the Local Plan's Policies Map as a Secondary Employment Area which states "planning permission will be granted for development in Use Classes B1, B2 and B8 and for other uses with a clear requirement to locate in a commercial area". This would include "Use Class E" floorspace, such as offices or light industrial uses. Interested parties are advised to make their own enquiries direct with the Local Planning Authority (Blackburn with Darwen Borough Council).

### LEGAL COSTS

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

### EPC

Not Applicable.

### 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.

### VIEWINGS

The site can be viewed from the road side. Any parties who enter the site, do so at their own risk.

**Adam Westwell** | Joint Managing Director

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HM Land Registry  
Official copy of  
title plan

Title number **LAN243750**  
Ordnance Survey map reference **SD6823NE**  
Scale **1:2500 reduced from 1:1250**  
Administrative area **Blackburn with Darwen**



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