



# FOR SALE

## 1 Acre - 10 Acres

Sustainable location, potential for Employment and Leisure uses including an Electric Charging Station S.T.P

Substantial Frontage to the A59

**Gisburn Road, Sawley, Clitheroe BB7 4LH**



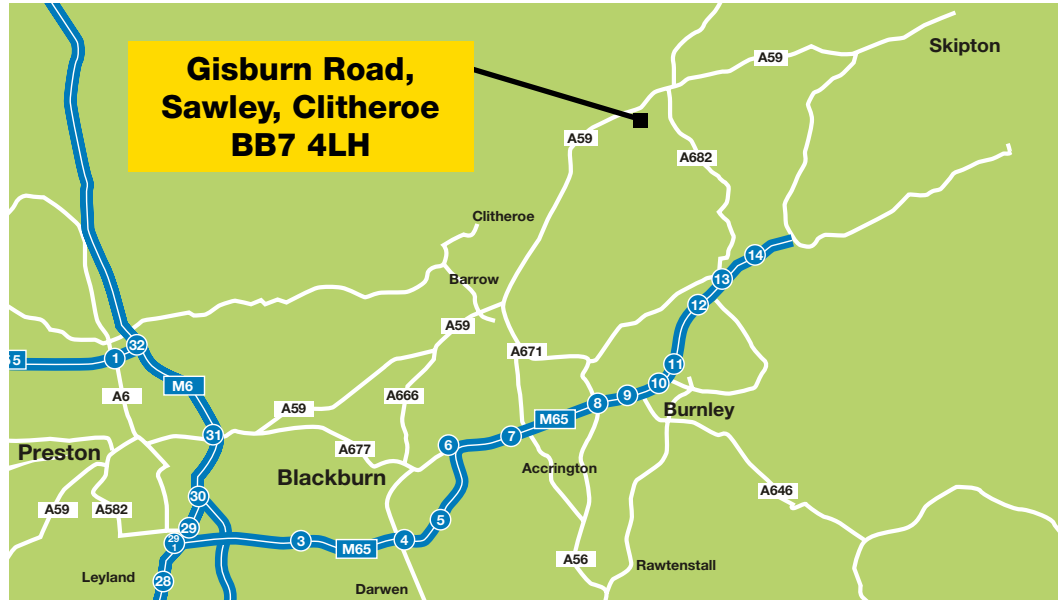
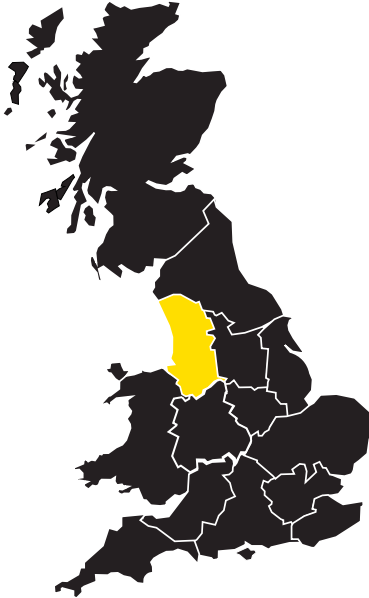
# OPPORTUNITY

The need has been identified to potentially develop an Electric Charging Station with associated facilities in the Ribble Valley who has one of the lowest numbers of charging stations in the North West.

The nearest substantial facilities are several miles away both to the East and West. The A59 sees an average of 14,000 vehicles per day at various points. The Ribble Valley has seen unprecedented residential development in the past decade with further schemes in the pipeline and an increasing population.

## LOCATION

The site has a substantial frontage to the A59 one of the busiest trunk roads in the North West and connects with the National motorway network in the M6/M65 west and south and to the east Skipton, Harrogate and East Yorkshire. The large conurbations of Preston, Blackburn and Burnley are within 30 minutes drive and Clitheroe within 10 minutes.



**Please click the button to view a fly over video of:  
Gisburn Road, Sawley, Clitheroe BB7 4LH.**

## THE SITE

Existing access directly off the A59. The land is rectangular in shape gently sloping and grassed. All mains services are available adjacent to the site.

## PLANNING

The site is designated as open countryside. Commercial employment development has taken place in the vicinity in the form of the Dunbia complex to the west of the site. Other employment uses together with an Electric Charging Station are considered appropriate.

Applicants should satisfy themselves as to the suitability of the site for development by contacting Ribble Valley Borough Council Planning Dept on 01200 425111.

## TENURE

The site is freehold. Offers are invited for the whole or part of the land.

## ENQUIRIES

Please contact Caroline James:  
**01254 681133** or **caroline@tdawson.co.uk**

