

PROPERTY PARTICULARS

RESIDENTIAL DEVELOPMENT SITE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

FOR SALE



**FORMER ALBION STREET NURSERY SITE
ALBION STREET
BLACKBURN
BB2 4LX**

- RESIDENTIAL DEVELOPMENT SITE IN AN ACCESSIBLE LOCATION OFF LIVESEY BRANCH ROAD (A6062)
- OPPOSITE THE VERUM VICTIM £12.5 MILLION HEALTHCARE DEVELOPMENT
- PRE-APP CONSULTATION FOR 30 APARTMENTS

LOCATION

Occupying an extremely accessible location, Albion Street lies directly off Livesey Branch Road in the Ewood district of Blackburn. Both retail and leisure facilities are within walking distance.

The site is opposite the VVHC 78 bed supported living apartment scheme.

DESCRIPTION

A rectangular shaped site fronting Albion Street with a frontage to the Leeds and Liverpool Canal.

Applicants should satisfy themselves as to the suitability of the site for development.

PLANNING

Pre-application advice has been sought based upon a four-storey development providing 30 apartments of 1, 2 and 3 bedrooms. Plans and supporting documentation are available upon request.

TENURE

Freehold.

PRICE

Reduced £335,000.

VAT

VAT will not be charged on the purchase price.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

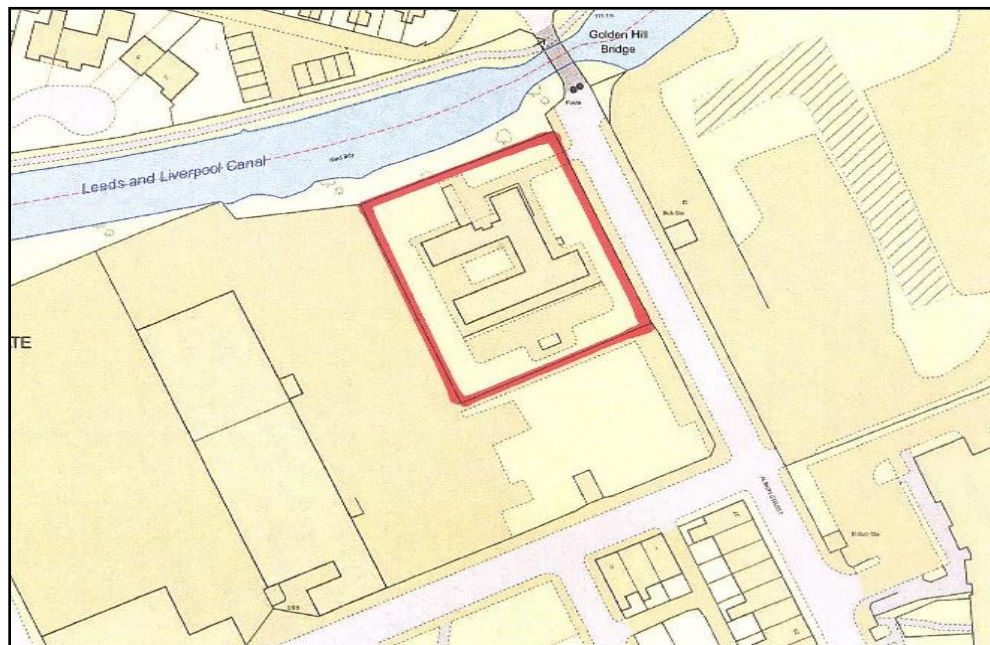
Viewing is available from Albion Street. Access to the site is strictly via Trevor Dawson Limited.

FURTHER INFORMATION

CONTACT CAROLINE JAMES AT SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.

OUR REF CEJ 2012.12653

Email caroline@tdawson.co.uk



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NOT TO SCALE**

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