

PROPERTY PARTICULARS

COMMERCIAL DEVELOPMENT LAND

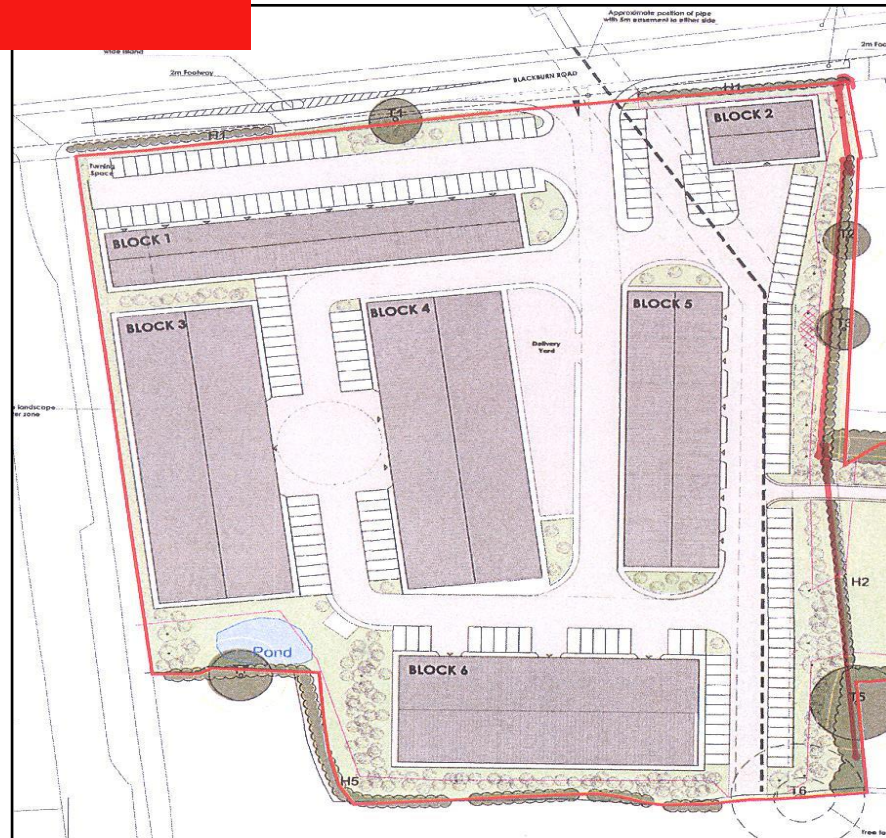
**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

FOR SALE



LAND SOUTH OF BLACKBURN ROAD HOTHERSALL LONGRIDGE PR3 2YY

- A rare opportunity to acquire land for commercial development.
- Planning permission previously obtained for employment uses E, B2 and B8.
- Extensive frontage to Blackburn Road.
- 5.4 acres

LOCATION

Occupying a prominent position with a substantial frontage to Blackburn Road, within a few minutes' drive of the edge of Longridge Town Centre. The site is situated between the former public house and restaurant, the Corporation Arms, and the Taylor Wimpey's residential development Tootle Green.

DESCRIPTION

A rectangular shaped, relatively flat site with direct access off Blackburn Road, extending to 5.4 acres, outlined red on the Ordnance Survey extract.

PLANNING

Outline planning was granted by Ribble Valley Borough Council (Application Number 3/2017/0317) in September 2017 for employment uses E, B2 and B8, which has now lapsed.

The consent provided the following accommodation:

Block 1	20,000 sq. ft.
Block 2	3,025 sq. ft.
Block 3	18,500 sq. ft.
Block 4	16,440 sq. ft.
Block 5	12,915 sq. ft.
Block 6	15,175 sq. ft.
Total	<u>86,055 sq. ft.</u>

TENURE

Freehold.

PRICE

OFFERS IN THE REGION OF £2 MILLION.

VAT

VAT will not be charged on the purchase price.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.



FURTHER INFORMATION

VIA SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF CEJ LMH 2302.11988
Email caroline@tdawson.co.uk

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