



APPLICATION REFERENCE NUMBER: 10/24/1024 (Full plans and further details can be accessed via Blackburn with Darwen planning portal).

This site provides a brilliant opportunity for a developer to create a pair of houses that would be highly sought after on the open market.

The location of the plot is within easy reach of Corporation Park and Blackburn town centre and all of its fantastic amenities.

Viewing of the plot is available from the roadside but due to the lay of the land we ask that no one enters the site and there is currently a steep drop at the end of the plot.

Full planning has been passed and building work can begin as soon as possible.

****There will be 1% + VAT fee to be paid on the sale being agreed by the buyer - this will be deducted from the final sales price on completion - completion is required within 2 months from receipt of draft contracts****

The proposal site is currently a piece of underdeveloped scrub land situated to the eastern side of Leopold Road, Blackburn. The land levels drop significantly from the front to the rear of the site, and has recently been cleared of trees and overgrown vegetation.

The surrounding area is predominately residential in nature. On the north-west side of Leopold Road are single storey detached dwellings, and to the west side of Albany Road are semi-detached dwellings. Part of the site towards the northern boundary lies within the Corporation Park Conservation Area.

Planning permission has been granted for the erection of a pair of two storey semi-detached dwellings (C3) with associated off-street parking and garden areas. Each dwelling will comprise of three bedrooms with dual pitched roofs and front porches and each property will be approximately 92m² (990 Sq Ft)

Plot One
92 m² (990 Sq Ft)

Plot Two
92 m² (990 Sq Ft)

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

TBC

Energy Rating (EPC)

TBC

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

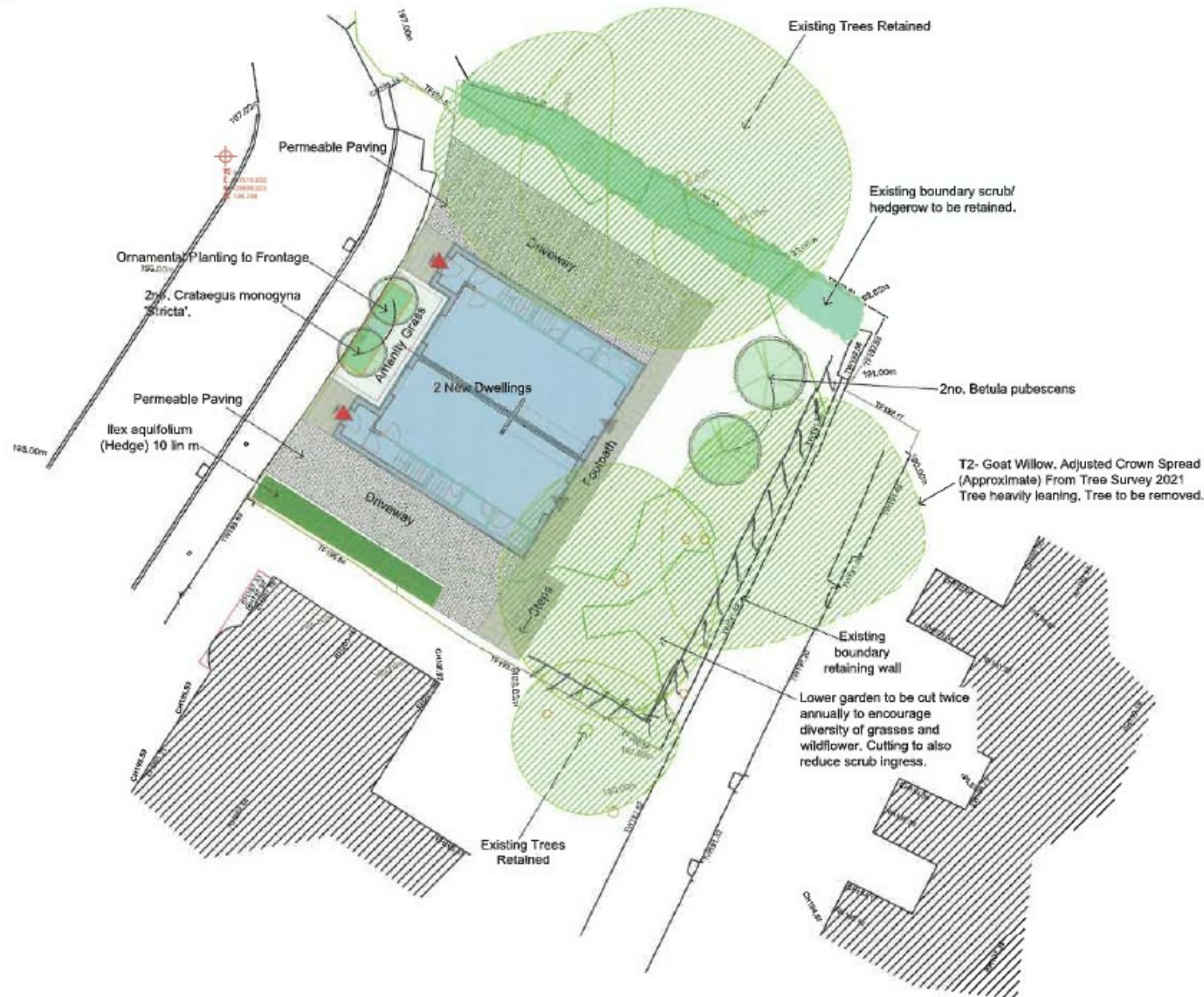
We are now required to undertake due diligence checks on intending bidders / prospective purchasers prior to any bid being accepted. Any intending bidders / prospective purchasers should therefore provide us with photographic identification (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the commencement of sale.

The successful bidder / prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information, identification documentation etc.) already given in the instance of purchase by auction.



CH039.06

0406-13



KEY

General

Proposed Development Footprint

Principal Entrances to New Dwellings

Hard Surfacing

Paving
Buff Colour Paving Slabs

Car Parking Bays (Permeable)
Tobamora Hydropon 240 (Colour-Bracken).

Existing Trees and Vegetation

Existing Trees (Crown Spread)

Existing Scrub/ Boundary Vegetation

Existing Rough Grassland

Proposed Trees, Hedges and Vegetation

Trees (Proposed)
(See Annotation and Schedules)

Ornamental Planting
(See Schedule)

Native Hedging
(See Annotation and Schedules)

Amenity Grass

For Planning
Do not Scale from Drawing
Overhead lines to be diverted

FOR PLANNING

Land off Leopold Road, Blackburn.
BB2 6EH

Hard and Soft Landscape
General Layout Plan

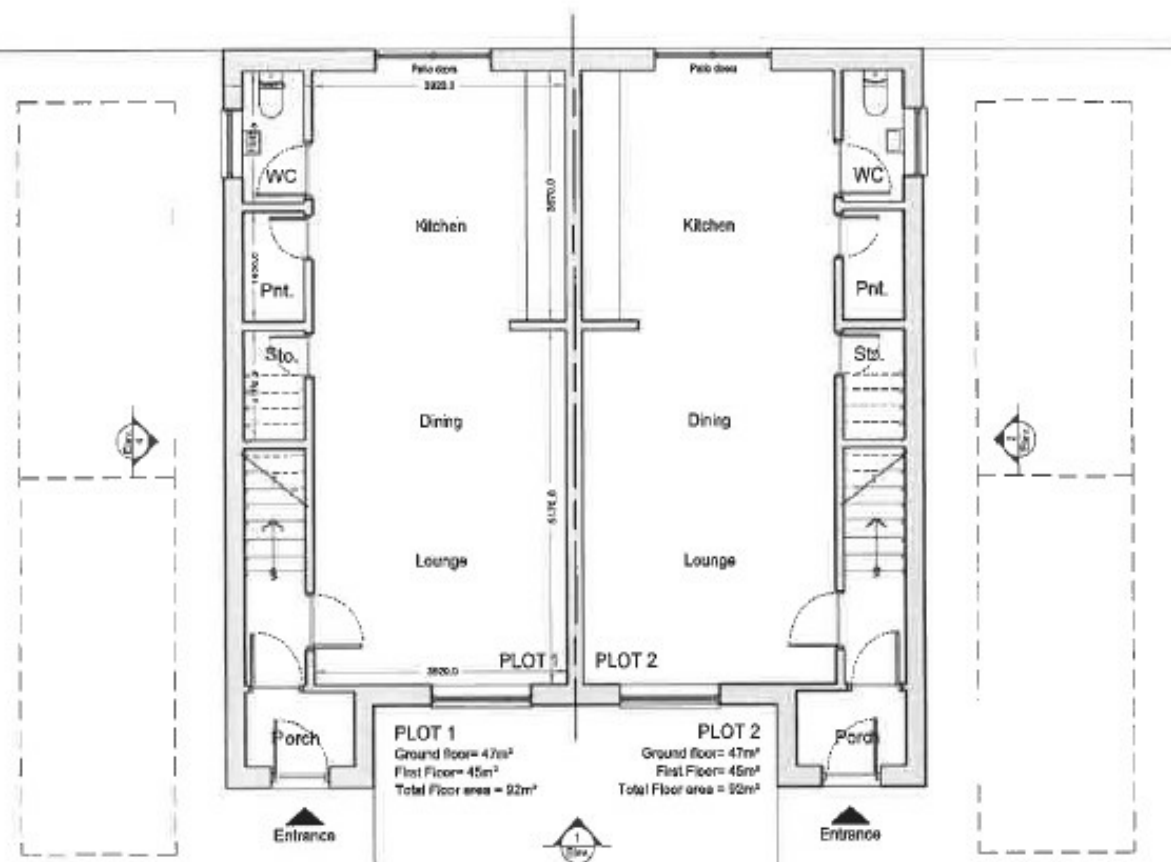
SCALE: 1:200 @ A3 DATE: May 25

DRAWING: M727/LR/LAND/01



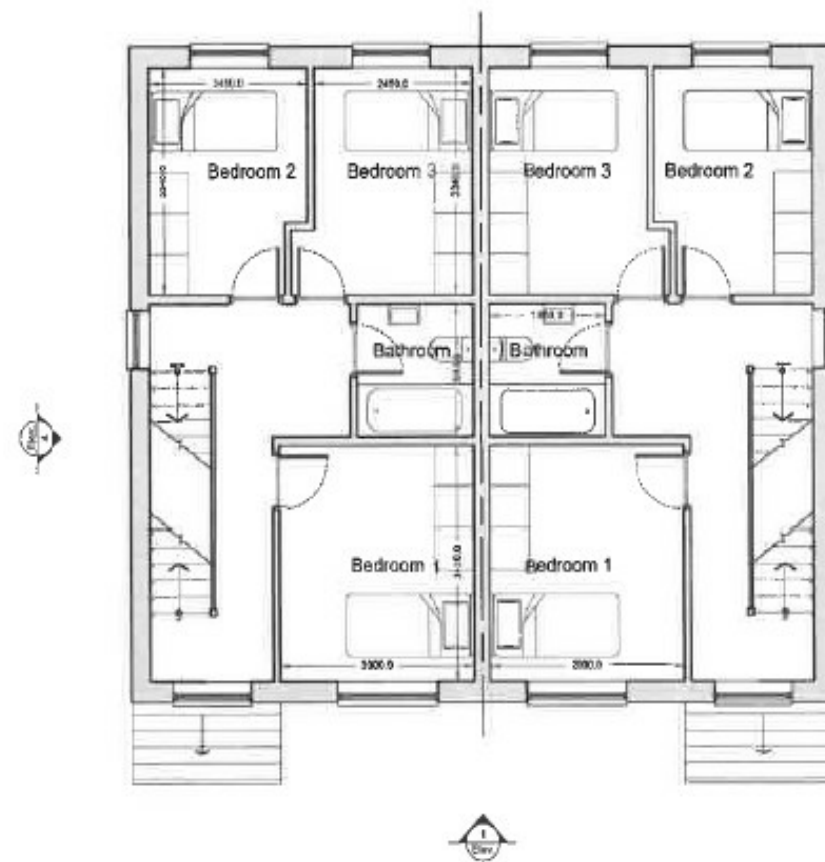
Scale Bar

0m 2 4 6 8 10m 12 14 16 18 20m



Proposed Ground Floor Plan
Scale 1:50 @ A1

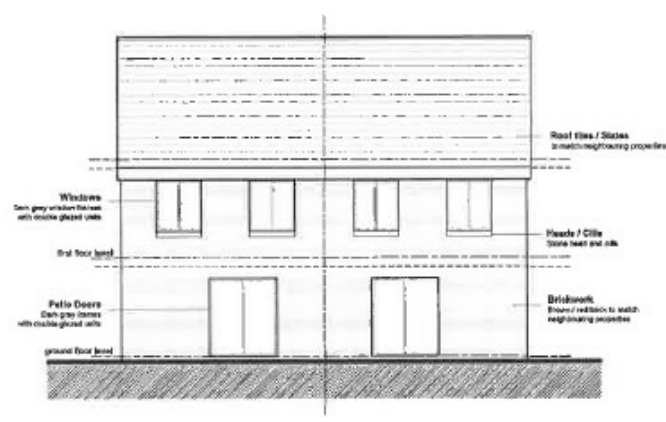
PAVEMENT



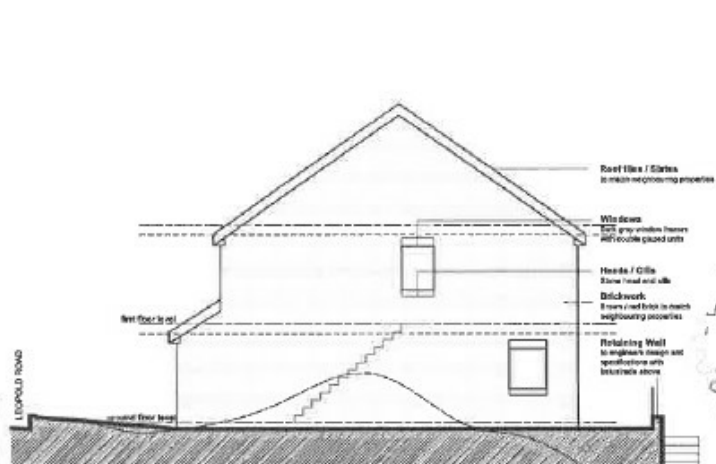
Proposed First Floor Plan
Scale 1:50 @ A1



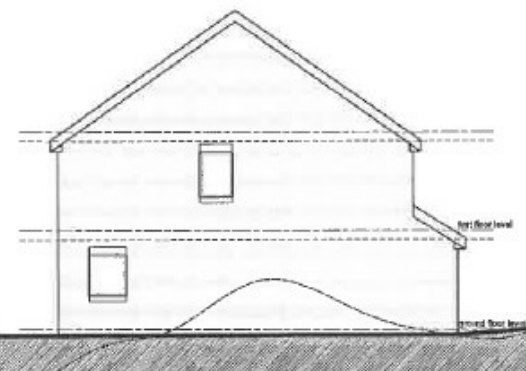
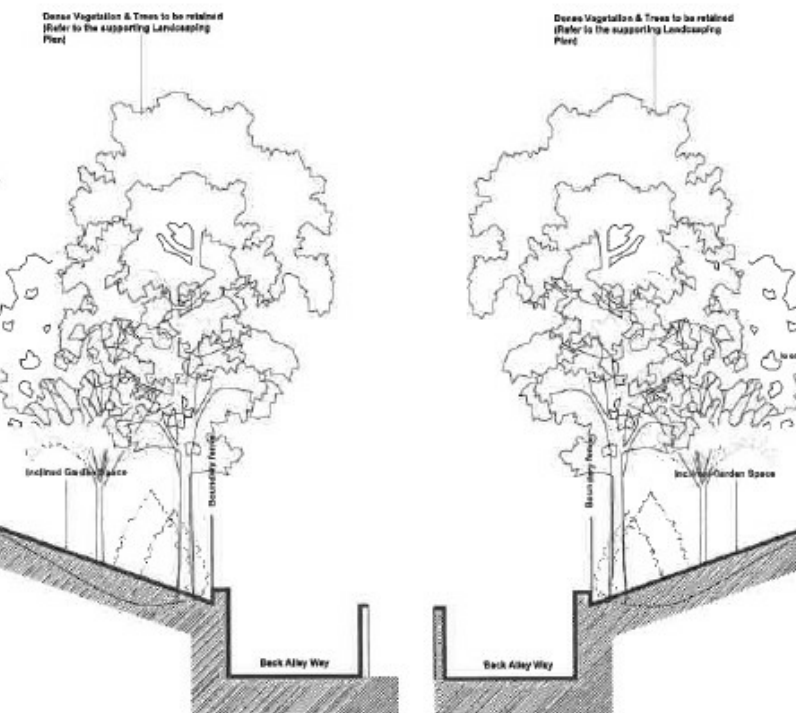
① Proposed Front Elevation
Scale 1:100 @ A1



③ Proposed Rear Elevation
Scale 1:100 @ A1



② Proposed Side Elevation
Scale 1:100 @ A1



④ Proposed Side Elevation
Scale 1:100 @ A1

Rev. Date Description

DO NOT SCALE: Use figured dimensions only. Contractor is to check all dimensions before construction of walls. It is the contractor's responsibility to report any inconsistencies on this drawing, or between drawings, to the Architect and to require clarification and instruction before proceeding. This drawing must only be used for the purpose for which it is supplied. This drawing is the copyright of Areeba Architecture Ltd and may not be reproduced in any form whatsoever without prior express written consent.

Proposed Elevations

AREEBA
ARCHITECTURE STUDIO
Daisyfield Mill, Blackburn, BB1 7SL
01534 560761 / 07566173604

Client: Mr Imtiaz Curji
Project: Proposed Dwelling Houses
Land off Leopold Road
Blackburn, BB2 6EH

Scale: 1:100 @ A1

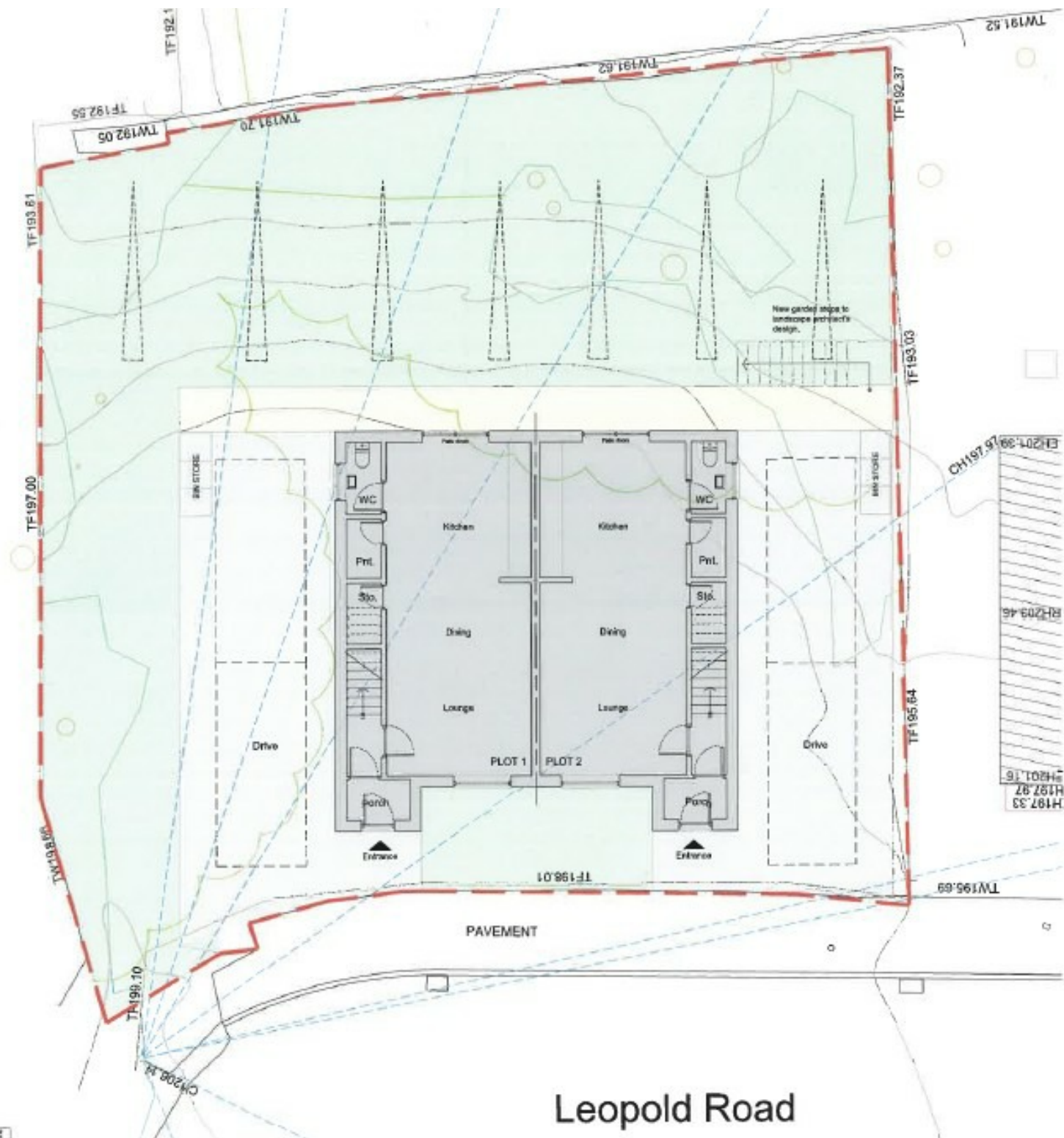
Date: April 2025

Drawing No.
BB321-103

Purpose of Issue:

Planning Submission

Proposed Elevations



meet the team



John Atherton MRICS
Managing Director



Jim Atherton
Director, Sales Manager



Helen Jones
Senior Sales Negotiator



Julie Jackson
Senior Sales Negotiator



Russell Anderton
Senior Valuer



Mollie Bentley
Media Manager



Tom Brown
Senior Sales Negotiator



Simon Kerins
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Management



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