

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7
2SE

Tel 01257 266999

Email info@peteregilkes.co.uk



FOR SALE

**Residential Development Land
at
COLENZO ROAD
BLACKBURN
BB1 8DR**



Price: £190,000

- 0.59 acres (0.24 hectares)
- Planning Permission for up to 4 detached dwellings
- Established setting near to Park
- Adjacent to Conservation Area

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.



CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: The site is situated in an established keenly sought-after area of the Town adjacent to Corporation Park Conservation Area, a magnificent Victorian park of 44.5 acres containing Grade II Listed Buildings and features with tranquil walkways through undulating established woodland.

It is also near to the stepped highway length of Branfell Road.

Location: See map below.



Planning: Planning Permission was granted by Blackburn with Darwen Borough Council on 16 February 2023 for Residential Development for the erection of up to four dwellings (App.No.10/22/0412).

Planning Permission was granted for Permission in Principle for removal of garages and residential development with up to four new dwellings on 18th March 2026.

Full details can be seen on the Council's website:
<https://planning.blackburn.gov.uk>

Tenure: The site will be sold Freehold and free from Chief Rent.

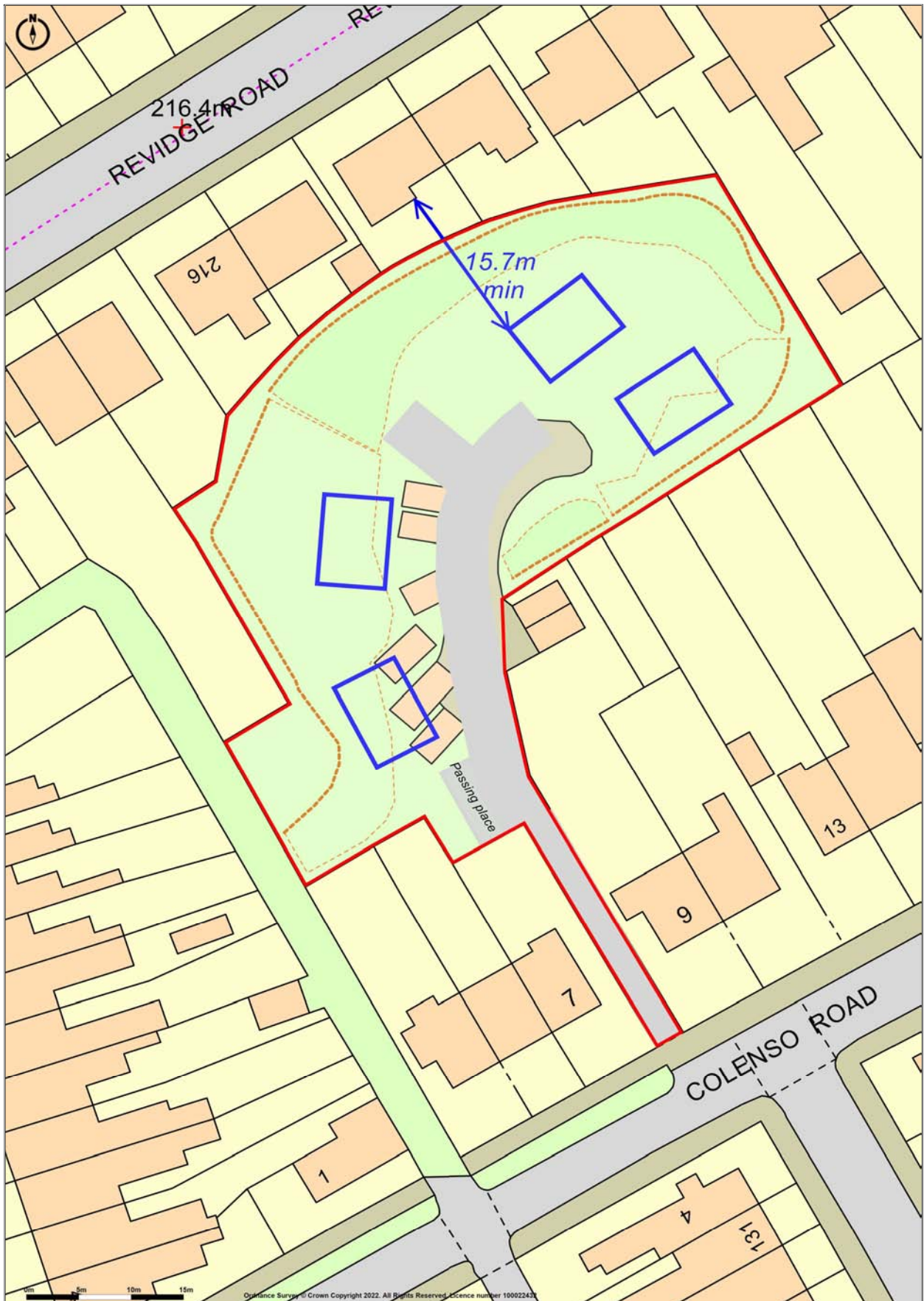
Services: It is believed all mains services are available for connection as is drainage to the main sewer but interested parties are advised to make their own enquiries.

To View: Strictly by appointment.

Negotiations: All negotiations should be conducted with Peter E Gilkes & Company.

Money Laundering Regulations:

In order to comply with regulations, purchasers will be asked to provide two forms of identification and evidence of ability to fund their acquisition by providing proof of funds.



Photos of nearby Corporation Park



