

**PETER E GILKES & COMPANY**

44 Market Street, Chorley, Lancashire, PR7 2SE

**Tel 01257 266999** Fax 01257 264256

Email [info@peteregilkes.co.uk](mailto:info@peteregilkes.co.uk)



**FOR SALE**

**RESIDENTIAL DEVELOPMENT LAND  
68 BROTHERS STREET  
BLACKBURN  
BB2 4SY**



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**Price: £500,000**

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- Suitable for select development
- Extensive canal frontage with panoramic views beyond
- 0.78 acres (0.316 hectares) or thereabouts
- Permission for up to 8 detached houses
- All mains services available

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 no 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

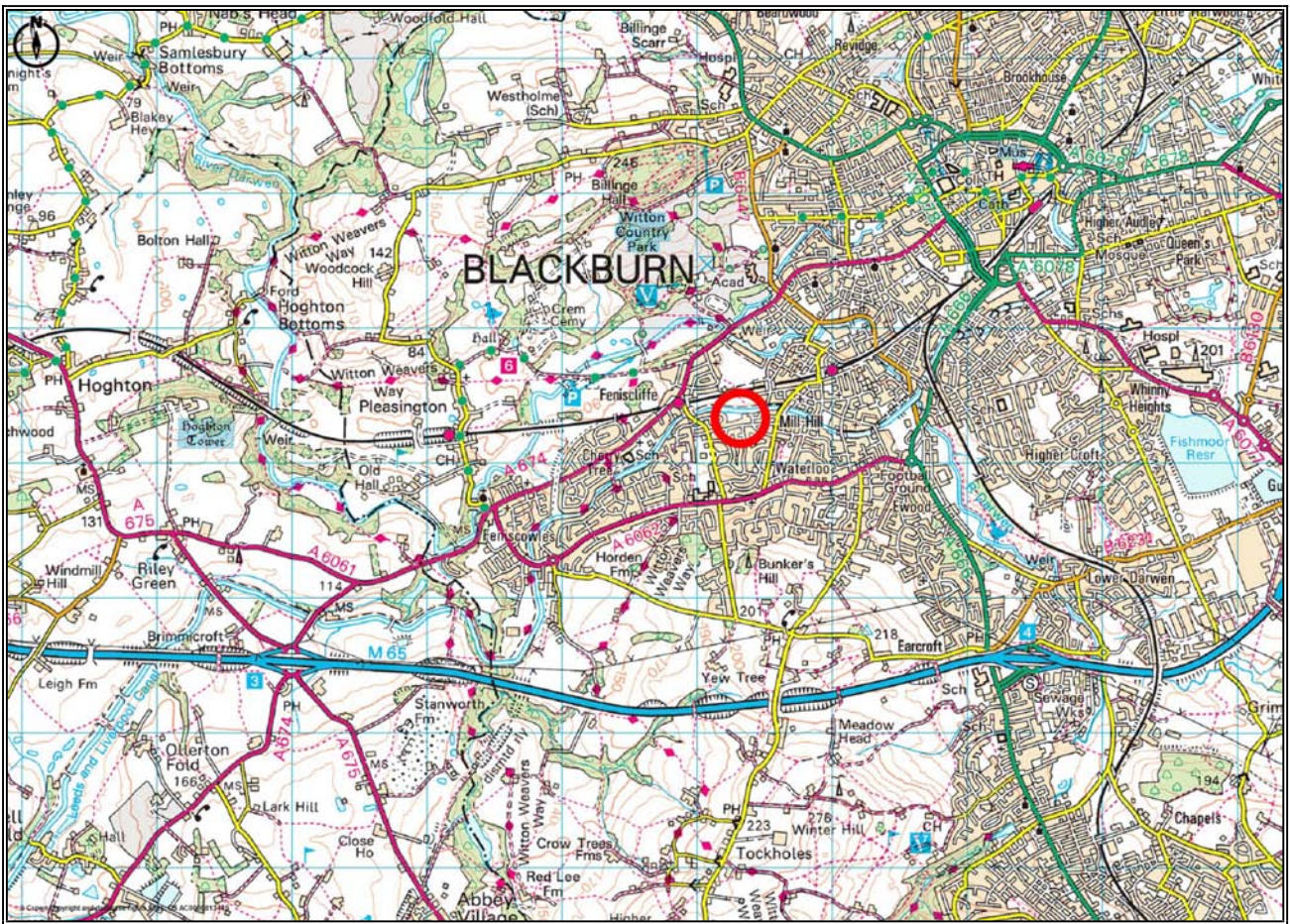
Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



**Description:** The site is part of the large gardens held with the bungalow, which is to be retained and falls gently down to an extensive frontage to the Leeds Liverpool Canal beyond which there are panoramic views stretching across to Billinge Hill.

It is amidst an established and popular residential area where comprehensive amenities are nearby, including shops, schools and there is easy access into Blackburn centre, five minute walk to Cherry Tree station, ten minute walk to Witton Country Park and five minute drive to motorway intersections.

**Location:**



**Planning:** Planning Permission in Principle was obtained from Blackburn with Darwen Borough Council on the 3<sup>rd</sup> December 2025 (App No. 10/25/1097) for residential development with up to 8 detached houses.

The application was accompanied by an illustrative drawing showing how the site could possibly be laid out.

The Council is unlikely to require any Section 106 contributions or CIL as the scheme is for less than 10 houses and not more than 0.5 hectares.

The Council may seek a contribution towards the provision of Affordable Housing, however, this can be ameliorated by a submission demonstrating the payment of such sums would result in the project being financially unviable.

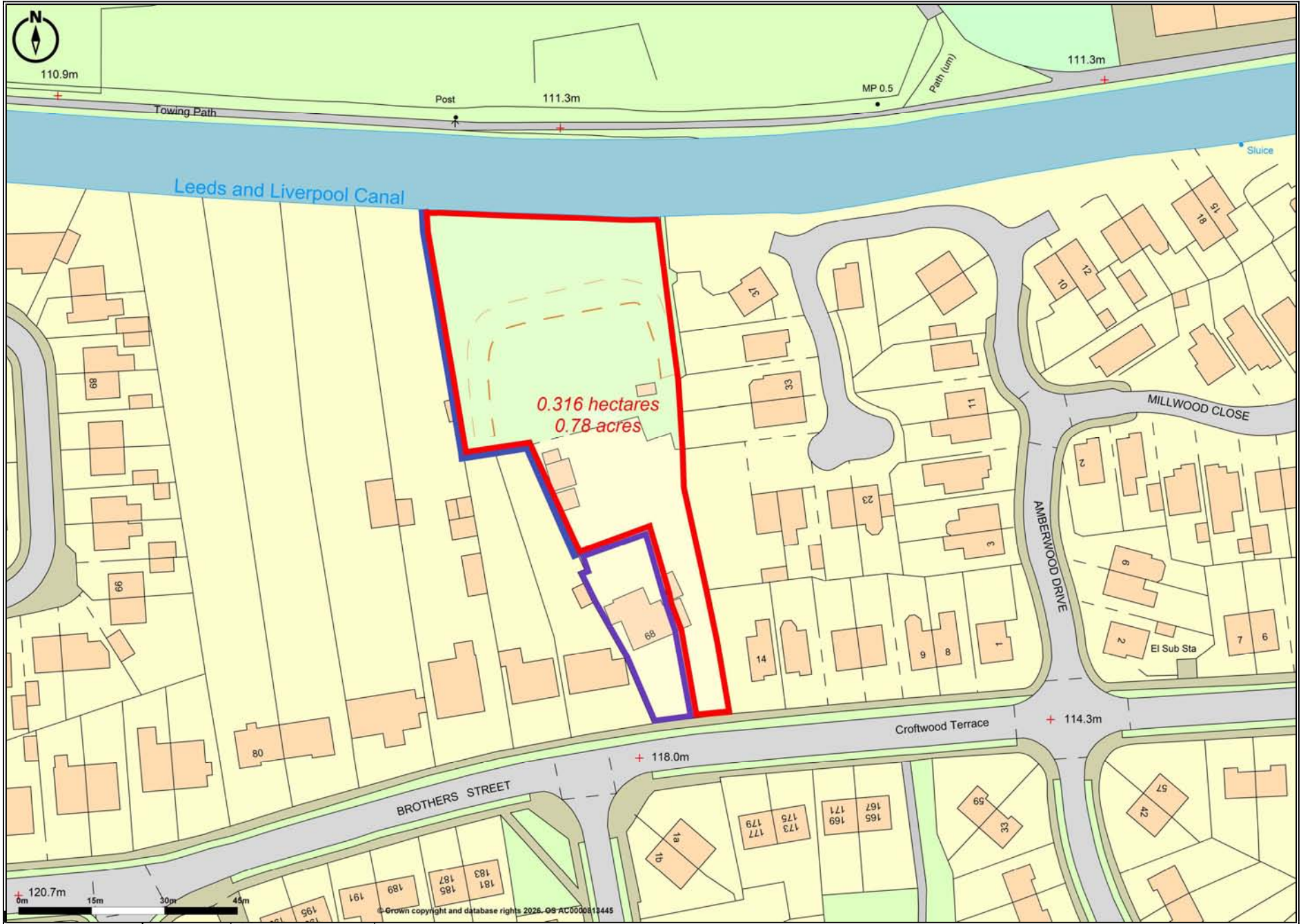
**Tenure:** The land will be sold Freehold and free from Chief Rent.

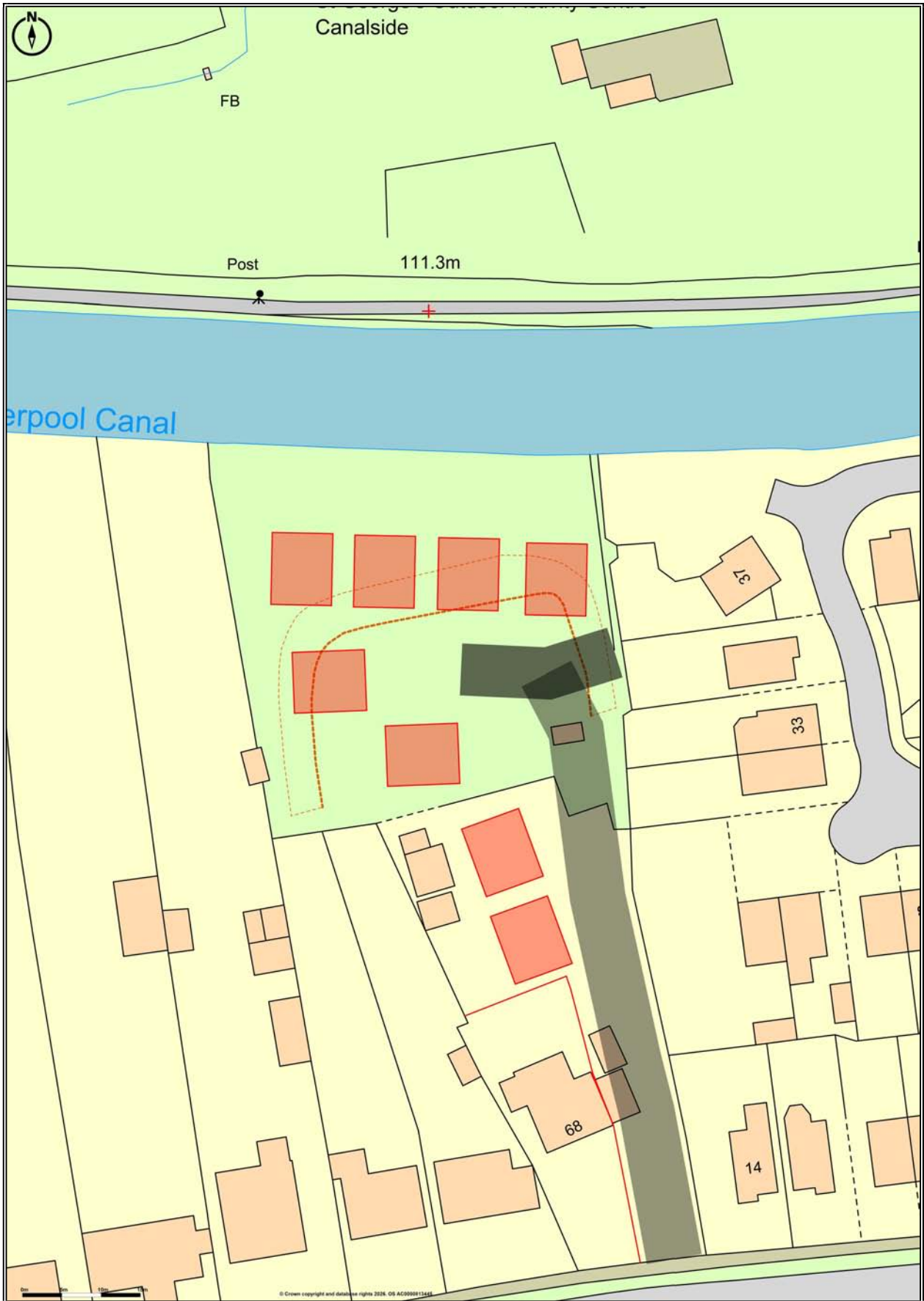
A narrow strip will be retained along the western boundary.

**Services:** It is understood that all mains services are available with main sewer running along the northern boundary close to the edge of the canal.

Interested parties are advised to make their own enquiries.

**To View:** Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.





Residential Development Land, 68 Brothers Street, Blackburn BB2 4SY

