



DEVELOPMENT SITE IN PRIME COMMERCIAL LOCATION

FOR SALE

Stanhope Street
Burnley
BB12 0EN

0.65 of an Acre approx. (0.26 Hectares)

Property Information

- Excellent road frontage opposite Burnley College campus.
- Main arterial route from town centre to Junction 11 of the M65
- Close to the proposed extension of the Charter Walk town centre retail precinct.

LOCATION

The site fronts Royle Road off Stanhope Street, the main arterial road to Junction 11 of the M65. The site is within walking distance of the town centre and directly opposite the Burnley UCLAN/college facility.

Other occupiers close by include an Asda Super Store and Aldi.

DESCRIPTION

The land has been subject to a series of residential and commercial uses over the years but has remained vacant and predominately cleared for some time.

ACCOMMODATION

The site extends to 0.65 acres approx. (0.26 hectares)

PRICE

£400,000 O.N.O. (four hundred thousand pounds or nearest offer.)

PLANNING

Various uses have been considered including residential / student accommodation; trade counter, semi retail outlet and sketch plans have been prepared including an office building up to 14,000 sq.ft. over four floors.

It is recommended that enquiries should be directed in the first instance to Burnley Borough Council Planning Department 01282 425011

SERVICES

It is believed that all mains services are available in the surrounding streets, however interested parties must satisfy themselves as to the location and capacity.

SITE INVESTIGATION

Access can be made available for parties requiring further investigation, subject to prior confirmation and appointment. We will require indemnification in respect of any third party claims howsoever arising as a result of an inspection being undertaken.

TENURE

Assumed Freehold.

BUSINESS RATES

To be amended.

LEGAL COSTS

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

VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

VIEWING

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