

FOR SALE

DEVELOPMENT SITE

3.99 acres



- **Prominent Site**
- **Just off Junction 13 of the M65**

**RIVERSIDE BUSINESS PARK,
BARROWFORD, NELSON,
LANCASHIRE**

SITUATION

Riverside Business Park is situated just off Barrowford Road which is the A6068 which is within 300 yards of Junction 13 of the M65 motorway. The M65 provides access to the M6 and M61 south of Preston and also the M66 and thereafter which provides access to the M60. Barrowford town centre is 0.5 miles to the west. Nelson town centre is approximately 1 mile due north.

DESCRIPTION

The site comprises of a part of a greenfield site providing potential for a number of uses subject to planning permission.

ACCOMMODATION

3.99 acres.

SERVICES

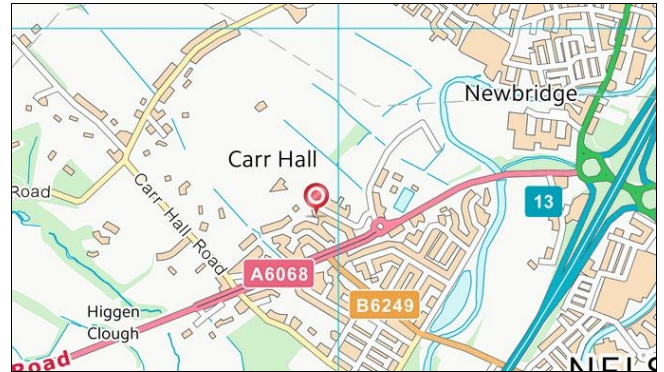
We believe all main services are available however, none have been tested and any prospective purchaser should make their own enquiries.

VAT

Prices, where quoted, are exclusive of, but may be liable to, VAT.

TENURE

We understand the property is freehold and free from chief rent.



VIEWING

Strictly by appointment with the joint agents, NOLAN REDSHAW

Contact: Paul Nolan
Tel: 0161 763 0822
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Contact: Jonathan Pickles
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Or, TREVOR DAWSON

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**Nolan
Redshaw**