

**LAND**

The Portal, Bridgewater Close, Network 65  
Business Park, Burnley, BB11 5TT  
[burnley@tdawson.co.uk](mailto:burnley@tdawson.co.uk)

## FOR SALE

**LAND WITH CONSENT FOR  
247 SQ.M. (2,659 SQ.FT.) WORKSHOP AND STORES**

- PROXIMITY CLOSE TO J10, M65
  - OFF ROAD PARKING
  - SKIP PAD

**0.03 HECTARES (0.07 ACRES)**



**RIDING STREET  
BURNLEY  
LANCASHIRE  
BB11 4AJ**

## **LOCATION**

Situated on Riding Street off Coal Clough Lane 570 metres from Junction 10, M65 (Burnley town centre).

The site is in a mixed commercial and residential area of the town close to Burnham Business Centre.

## **DESCRIPTION**

Elongated site along Riding Street with a long frontage to the road.

The property was last used as a joiners shop and premises and would be suitable for a variety of uses subject to the relevant planning consent.

## **SITE AREA**

0.03 HECTARES (0.07 ACRES)

## **PLANNING**

Planning consent was granted in March 2016 for the proposed rebuilding of the previous fire damaged joiners workshop. Planning Application No. APP/2015/0565.

Further planning enquiries should be directed to The Planning Department at Burnley Borough Council.

## **TENURE**

Freehold.

## **SERVICES RESPONSIBILITY**

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## **PRICE**

GUIDE PRICE £30,000.

Reasonable offers will be considered.

## **VAT**

VAT is not applicable.

## **LEGAL COSTS**

Each party to be responsible for their own costs incurred.

## **VIEWING**

The site can be inspected at any time but under no circumstances should surveys be undertaken without the prior consent of the owner.

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON & COMPANY, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

