

# INVESTMENT

The Portal, Bridgewater Close, Network 65  
Business Park, Burnley, BB11 5TT  
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## FOR SALE

### RESIDENTIAL INVESTMENT

- 63 ONE AND TWO BED BUNGALOWS
- WALLED SITE WITH RESTRICTED ACCESS
  - FULLY LET WITH WAITING LIST



**THORNBUR COURT**  
**THURSBY ROAD**  
**BURNLEY**  
**BB10 3AW**

## **LOCATION**

Thornber Court is situated on Thursby Road a popular residential area of Burnley, Thursby Road links with Eastern Avenue (A6114) and Briercliffe Road.

The development is to the North East of Burnley town centre within close proximity to Burnley General Hospital.

Burnley town centre is approximately one and half miles distant.

## **DESCRIPTION**

A development of 63 bungalows in six terraced blocks constructed of reconstituted stone beneath pitched tiled roofs. The development is set within a walled site with restricted access.

Each property benefits from individual gardens and footpaths to the front of the house. Parking is available.

In the centre of the site is a communal refuse area.

All site maintenance is undertaken by the landlord.

## **ACCOMMODATION**

12 two bedroomed properties  
51 one bedroomed properties

## **SITE AREA**

0.79 hectares (1.95 acres)

## **SERVICES**

All mains services are available.

## **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.

## **COUNCIL TAX**

Each occupier is responsible for their own Council Tax (all properties are within Band A for Council Tax purposes).

## **TENANCIES**

All properties are let on client's standard lease agreements with the rentals inclusive of building insurance and maintenance.

Two bedroomed bungalows are £100 per week.  
One bedroomed bungalows are £95 per week.

Total annual income £301,079.52.

A copy of the standard agreement is available upon request.

## **WAITING LIST**

The landlord has a continual waiting list for available properties within the development.

## **GUIDE PRICE**

£4.25 MILLION

## **VAT**

VAT is not applicable.

## **ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate has been commissioned and a copy is available upon request.

## **LEGAL COSTS**

Each party to be responsible for their own costs incurred.

## **VIEWING**

UNDER NO CIRCUMSTANCES SHOULD ANY RESIDENTS BE CONTACTED WITHOUT PRIOR CONSENT OF THE VENDOR. FURTHER INFORMATION FROM THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

