

MULTI USE

The Portal, Bridgewater Close, Network 65
Business Park, Burnley, BB11 5TT
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FOR SALE RESIDENTIAL DEVELOPMENT OPPORTUNITY

PLANNING GRANTED FOR CONVERSION TO 21 APARTMENTS

**PROMINENT EDGE OF TOWN CENTRE PREMISES
CLOSE TO MANCHESTER ROAD RAILWAY STATION**



**2 HEALEY WOOD ROAD
BURNLEY
LANCASHIRE
BB11 2HJ**

LOCATION

Situated at the junction of Healey Wood Road and Manchester Road one of the main arterial routes into Burnley town centre.

The property is close to the Trafalgar Street and Centenary Way roundabout which provides access to Junction 10 of the M65 via Trafalgar Street.

The property is in an area currently undergoing major inward regeneration and with walking distance of Manchester Rd Train Station linking Burnley to Manchester

DESCRIPTION

Two adjoining multi storey buildings of stone construction one section of which has recently been re-roofed.

The attached intercommunicating building is also constructed of stone beneath a pitched corrugated asbestos clad roof providing warehouse accommodation arranged over four floor with loading to the ground floor directly from Healey Wood Road.

Planning has been granted for conversion to 21 apartments and schedule of works and supporting conversion documents are available.

ACCOMMODATION

3 storey mill + basement	687.40 sq.m.	7,400 sq.ft.
4 storey mill	942.08 sq.m.	10,040 sq.ft.
Total Gross Internal Floor Area	1,629.48 sq.m.	17,440 sq.ft.

PLANNING

It is the purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

Planning consent was granted on the 24th April 2020 for 21 apartments APP/2018/0018

The property is a Grade II listed building. With regard to redevelopment or planning further enquiries should be directed to Burnley Borough Council Planning Department 01282 425011.

SERVICES RESPONSIBILITY

All mains services are available 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.

TECHNICAL INFORMATION

Schedule of works, supporting conversion documents and plans are available on request

PRICE

£450,000

VAT

If applicable VAT will be charged at the current prevailing rate.

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

STRICTLY BY APPOINTMENT WITH THE JOINT AGENTS TREVOR DAWSON & COMPANY, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT OR PETTYS 01282 456677

