
FOR SALE



**DEVELOPMENT SITE AT PARKER STREET /
HERMITAGE STREET, RISHTON, BLACKBURN,
LANCASHIRE, BB1 4NX**

Approximately 5.1 Acres (2.06 HA) Gross Site Area

Suitable for various uses Subject to Planning

LOCATION

Rishton is a small town in the Hyndburn district of Lancashire, located approximately 2 miles west of Clayton-le-Moors and 4 miles north-east of Blackburn, 1.5 miles north-west of Accrington and 6 miles west of Burnley.

There are 3 primary schools in Rishton and one high school, Norden High School and Sports College, which serves children from Rishton and neighbouring towns.

Rishton benefits from good public transport links with a train station providing services between Blackpool South and Colne. The main arterial road through Rishton is A678 Blackburn to Burnley road, and provides good access to the M65 and the National Motorway Network.

DESCRIPTION

The site is locally known as Wheatfield Mill, formerly occupied by Gaskell Textiles, equates to approximately 5.1 acres (2.06 HA) shown edged Red on the aerial photograph on the front cover.

The site is located in a mixed commercial and residential area, with the majority of the houses surrounding the site being terraced housing. The site is bounded by the Leeds Liverpool Canal.

The site is fairly regular in shape and level in nature, with a cleared development platform. All buildings on the site have now been demolished.

TOWN PLANNING / ALTERNATIVE USES

We have made informal representations with Hyndburn Borough Council Planning Department who have confirmed there is a draft SPD which covers the whole canal corridor.

We are advised that the site would be suitable for various uses, subject to obtaining the necessary planning consent; these include the following:

- Residential Housing
- Commercial / Business
- Care
- Retail / Leisure

The site has an extant Outline planning permission for residential development (Application No: 11/110520 – date of Application 9th December 2011 – original application no. 11/08/0474).

The Local Authority own a small triangular piece of land to the southern boundary of the subject site and have verbally intimated that this could be included in a redevelopment of the overall site (subject to negotiation). This would regularise the overall site area and shape.

TENURE

The property is available Freehold and we understand the Titles are unencumbered. The site is made up of two Titles, these are: LA 970468 and LAN 3743.

There is a Telecoms Mast situated on the western boundary of the site with a lease in place between Gaskell Carpets Ltd and Vodafone Ltd for a term of 10 years from 13th October 1999, at a fee of £3,000.00 per annum. We understand that Vodafone Ltd are holding over in this regard and that this lease can be determined.

VAT and LEGAL COSTS

We understand that the sale will not be subject to payment of VAT.

Each party will be responsible for their own legal costs incurred in the transaction.

OFFERS

The property is offered for sale by private treaty, through informal tender via the sole selling agents.

Our clients are expecting conditional offers for the site, although unconditional offers or Joint Venture proposals may be considered.

Subject to Contract

VIEWINGS

Any interested party wishing to walk the site and inspect the properties must contact the selling agents to make the necessary access arrangements.

TECHNICAL INFORMATION

There is currently limited technical information available although, further information can be viewed on Hyndburn Borough Council's Planning Portal – link <http://planning.hyndburnbc.gov.uk/> and search for Parker Street or Ref 11/11/0520.

CONTACT

Please do not hesitate to contact the sole selling agents for further information.

James Bielby MRICS

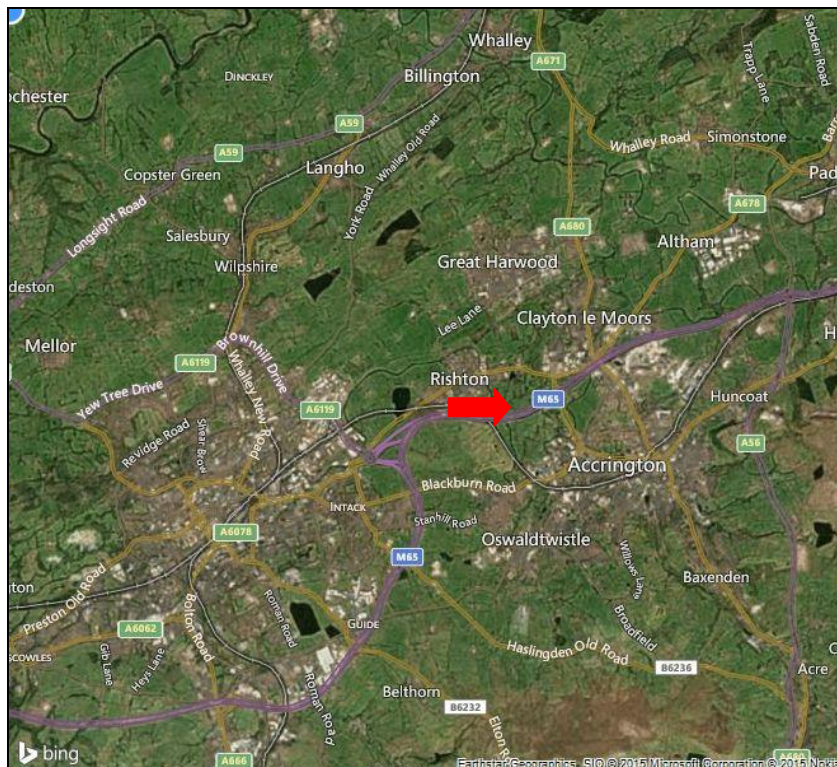
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