

# FOR SALE



RogerHannah

PROPOSED BUILDING PLANS



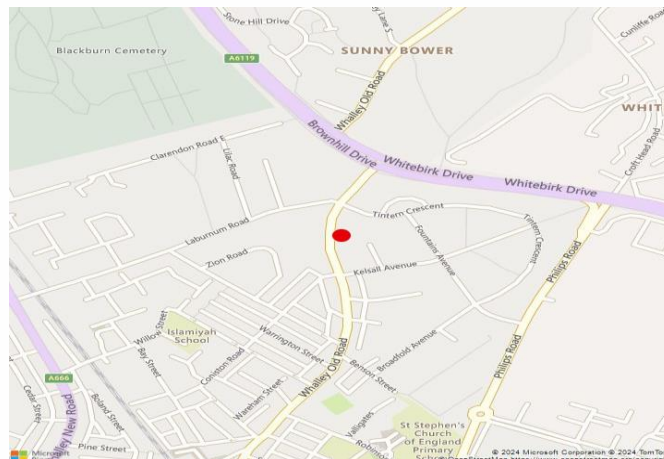
265 Whalley Old Road, Blackburn, Lancashire, BB1 5RS

Development site with planning

0.076 acre plot

- Former Bungalow
- Popular Residential area
- Planning Ref 10/20/0442  
(Blackburn and Darwen Local Authority)





## Location

Situated within the suburb of Little Harwood, which is positioned approximately 1.5 miles from Blackburn town centre.

Local amenities including shops, parks and schools all positioned in close proximity.

Blackburn Railway Station City is also located approximately 1.5 miles from the premises.

## Description

Understood to comprise a former two-bedroom detached bungalow situated on a corner plot.

Planning Permission was granted for the erection of a single storey rear extension, Increase to roof ridge height to accommodate rear dormer.

Front extension in line with original gable face. Erection of 3 individual dormers to the front roofspace.

AT:

265 Whalley Old Road

Blackburn

BB1 5RS

APPLICATION REFERENCE NUMBER: 10/20/0442

Planning was granted on June 8, 2020

We understand works have commenced to implement the planning extension works but have ceased part way through, leaving the roof exposed and bare blockwork walls.

## Tenure

Freehold under title LA389445.

## Accommodation

In the properties previous condition, prior to the demolition, we are informed that the home provided the following accommodation:

Internal: Entrance hall, kitchen, two reception rooms, utility, two bedrooms, one bathroom.

External: Front driveway, detached single garage/outbuilding.

Total Floor Area: 59 sq. m (635 sq. ft)

## Purchase Price

£70,000

## VAT

If applicable it will be at the prevailing rate

## Legal Costs

Each party to be responsible for their own legal costs

## Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

### Dan Rodgers

T: 07891172418

E: danrogers@roger-hannah.co.uk

## Date of Preparation

01 March 2024