Frank Harrington Associates

CHARTERED SURVEYORS LAND & DEVELOPMENT CONSULTANTS

RICS

FOR SALE

Residential Development Land
Finnington Industrial Site
Finnington Lane, Feniscowles
Nr Blackburn, BB2 5JD

Planning Permission for 15 Live/Work Residential Units

General Description

Excellent Green Belt location with canal frontage lying between Hoghton and Blackburn and convenient for the M65 for commuting. The site is currently a small industrial estate and the planning permission granted removes all industrial activity from this location thus reverting to an attractive Green Belt environment.

Location

Finnington Lane lies between Junction 3 of the M65 motorway and Riley Green Switch Road (A6061) leading to Blackburn in East and Hoghton in the West. Pleasington Village is within 1 mile.

Planning

Planning Permission has been granted (09/00825/OUTMAJ) in February 2010 15 units mixed use of office and living accommodation. There is no Section 106. It is considered that planning could be varied to provide detached units if preferred and the work element per property to be reduced in scale if preferred.

The Approved units include:
3 x type A (2185 sq ft) = 6555 sq ft
2 x type B (2621 sq ft) = 5242 sq ft
8 x type C (1956 sq ft) = 15648 sq ft (Mews)
2 x type C (1956 sq ft) = 3912 sq ft (Semi)
Total sq ft 31357

Local Authority

Chorley Borough Council

Method of Sale

Offers are Invited.

Costs

The purchasers to make an additional contribution of 2% of the offered price plus VAT towards the vendors costs.

Additional Information

The following information is available.

a. Copy of the planning permission.
b. Copy of the approved plans
c. As an alternative to the mews and semi-detached units (plots 1-10) a sketch scheme was discussed with the planners identifying 7 detached houses again offering live/work accommodation providing approximately 2,250 sq ft per units over 4 floors.

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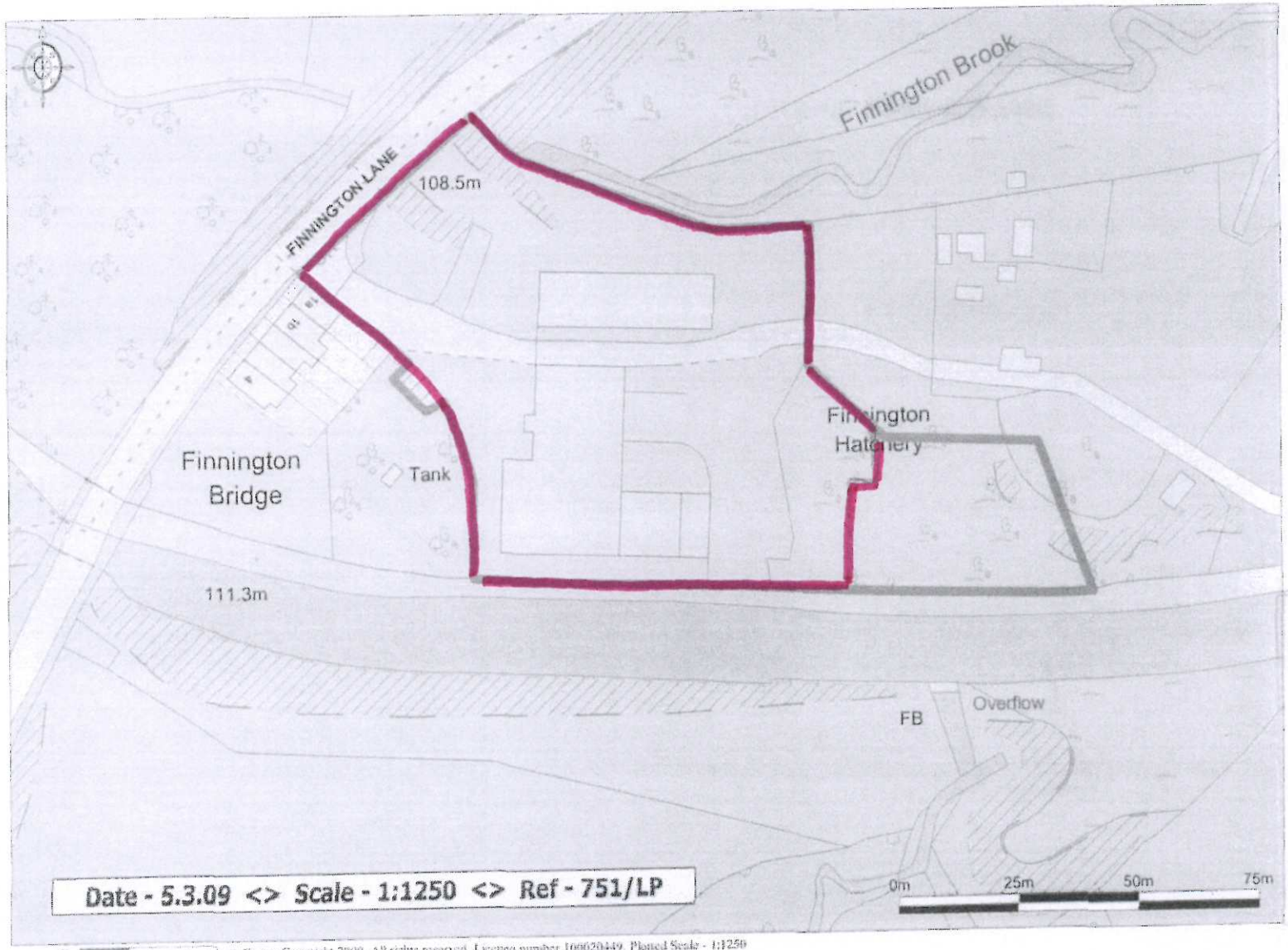
Finnington Industrial Site, Finnington Lane, Fenniscowles



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