

**FOR SALE/TO LET**



*1.87 acre site, suitable for various uses*

## **Land Adjacent To CRC Evans, Rossendale Road Industrial Estate, Farrington Road, Burnley, BB11 5SW**

-  Concrete yard, two car parks, and land extending to approximately 1.87 acres
-  Positioned close to Veka, Original Factory Shop, and Warburtons
-  Ideal for haulage firm, or company requiring external storage
-  Rare parcel of land, ideal for various applications
-  Established business park location, suitable for various uses
-  Potential redevelopment site, suitable for warehouse units (subject to planning)
-  Well positioned with good access to junctions 9&10 of the M65 motorway
-  Rare opportunity to acquire a plot of land on an established business park

Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

## Location

The yard is located on Farrington Road Industrial Estate, which is located on Rossendale Road.

Rossendale Road is an established business park, employing over 2,000 people with occupiers in the vicinity including VEKA Plc, The Original Factory Shop, and Doric FPD.

The estate is situated to the West of Burnley town centre, within one mile of both junctions 9 & 10 of the M65 motorway.

Burnley is approximately 21 miles North of Manchester, and 20 miles east of Preston. Burnley is served by junctions 9, 10, & 11 of the M65 motorway, which runs West to Accrington, Blackburn, and Preston.

## Description

Substantial plot of land located on an established business park.

The site extends to approximately 1.87 acres, and currently comprises of two car parks, a service yard, and some green field land.

The site is ideal for a haulage company, or a business requiring outside storage.

The land could also be redeveloped to create one large unit or some smaller units (subject to obtaining the necessary planning consent).

The site is positioned close to Veka, The Original Factory Shop, and Warburtons with access to services being available in the immediate vicinity.

## Accommodation

The land has been measured using Google maps and extends to the below approximate area:

DESCRIPTION	ACRES	HECTARES
GIA	1.87	0.76

## Purchase Price

Offers in the region of £750,000 plus VAT.

## Rent

£60,000 per annum plus VAT.

## Vat

The quoting price and Rental are subject to VAT at the prevailing rate.

## Tenure

The land is understood to be freehold, further details of which are available on request.

## Planning

The site has been used by CRC Evans for storage, and car parking. A prospective buyer/tenant must contact Burnley borough council's planning department for any other planning enquiries.

## Business Rates

To be assessed.

## Services

The site is surrounded by industrial units, and mains services should be available in the immediate vicinity. A buyer must speak to Electricity Northwest to obtain the cost for bringing power into the site.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Viewings

Please contact the agents:

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