

LAND

The Portal, Bridgewater Close, Network 65
Business Park, Burnley, BB11 5TT
burnley@tdawson.co.uk

FOR SALE

SUBSTANTIAL INDIVIDUAL DETACHED PROPERTY

ATTACHED ANNEXE AND OUTBUILDINGS

- **POTENTIAL RESIDENTIAL DEVELOPMENT OPPORTUNITY**
- **WELL ESTABLISHED GROUNDS EXTENDING TO JUST OVER 1 ACRE**
- **EXPRESSIONS OF INTEREST BY 18TH SEPTEMBER 2015**



THE OLD VICARAGE
WHALLEY ROAD
PADIHAM
BURNLEY
BB12 8JX

LOCATION

Situated on the A671 the main arterial route into Padiham town centre.

The property is situated in a popular well established residential area with local amenities including Padiham Football Club and Padiham Cricket Club.

Padiham town centre and all its amenities are within walking distance.

DESCRIPTION

Traditional stone built detached property beneath a pitched slate roof. The property was originally a vicarage and was last occupied as a childrens home.

To the side of the main building is an annexe of brick construction. On the opposite side of the property is a separate detached building of stone construction which has the potential subject to planning permission to be converted into a dwelling house.

ACCOMMODATION

The various buildings provide a gross internal floor area of 880.27 sq.m. (9,475 sq.ft.).

SERVICES

All mains services are available.

SERVICES RESPONSIBILITY

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

TENURE

Freehold we are informed.

COUNCIL TAX

The property is within Band H of the Council Tax.

PLANNING

Based on informal discussions with the Local Planning Department they have indicated that they would be happy with the principle of residential development on the site. However interested parties should make their own enquiries with Burnley Borough Council Telephone No. 01282 425011.

EXPRESSIONS OF INTEREST

Expression of interest are sought for the property by the 18th September 2015.

Final offers will then be requested by 2nd October 2015.

GUIDE PRICE

Upon request.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

VAT

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

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

STRICTLY BY APPOINTMENT WITH THE AGENTS TREVOR DAWSON & COMPANY, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

OR DINSDALES 01282 427445



