



The Centurion

Higher Croft Road, Darwen BB3 0QR

Development Land

3.1 acres

Price: **£325,000**

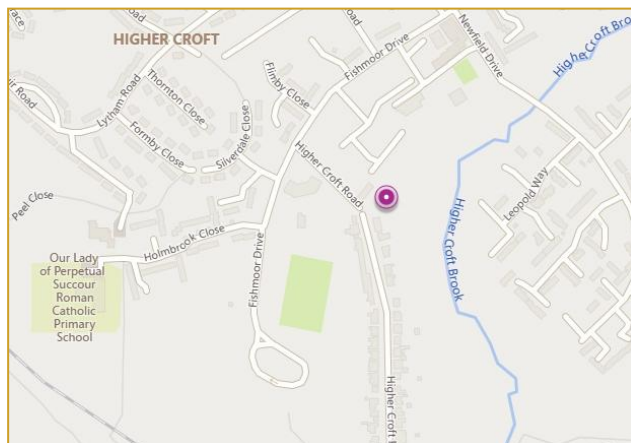
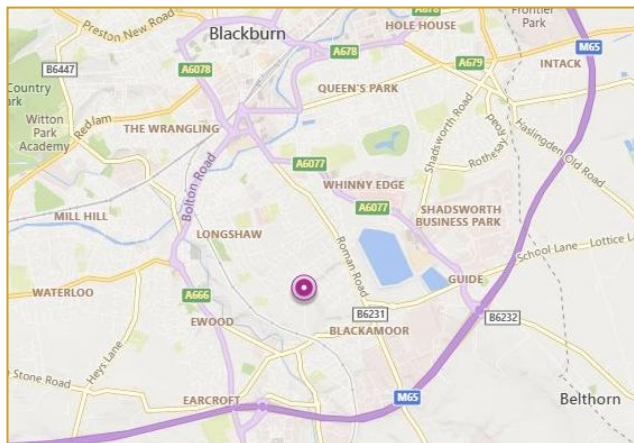
- Development land
- Planning consent for 11 no. one bedroom apartments (Ref 10/20/0451)
- Previous consent for the erection of 14 no. houses

For Sale

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e: info@parkinsonre.com

www: parkinsonre.com



Location

The subject sits just off Higher Croft Road within the Higher Darwen suburb of Blackburn with Darwen unitary area.

Surrounding land uses on Higher Croft Road are of higher value residential dwellings.

Description

The subject site provides for a total acreage of 3.1 acres however a good portion of this is not developable with the net developable area being approximately 1.5 acres.

Services

Interested parties should make their own enquiries regarding services connected to the site.

Planning

According to the local authority planning website the subject site benefits from the following planning consent. Application number 10/20/0451.

Construction of 11no. one-bedroom apartments (Class C2: Residential institutions) within 2 no. single-storey blocks of accommodation to provide social care and support for people living with autism, including associated private external amenity spaces, car parking and landscaping. This application was permitted on the 8th July 2022 which means that the development needs to begin before expiration of 3 years (7th July 2025).

The subject site has also had historic planning consent for erection of 14 no. houses however this has since expired.

Tenure

We understand the site held under title number LA73039.

Proposal

Offers in the region of £325,000 are sought.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Vendors solicitors prior to the issue of any legal documentation.

Enquiries & Viewings

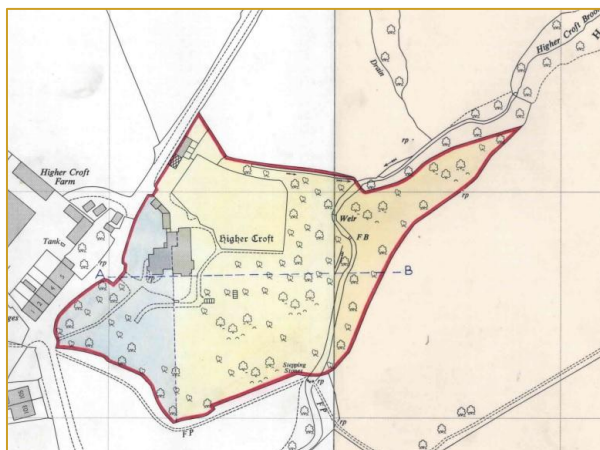
Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to Contract

Feb 2025 Ref: AG0811



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Preston PR1 8BU

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Subject to contract

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