

For Sale

Upon instructions of the Joint Administrators

**LANDWOOD
GROUP**



York Mill, Livesey Street, Rishton, BB1 4DX

Freehold Development Opportunity

- Suitable for residential development.
- Site Area of 1.45 acres (0.59 hectares).
- Well established and popular residential location, close to Blackburn.
- Close to Rishton town centre with a range of local amenities and on the adjacent street to The Hyndburn Academy.
- Available with Vacant Possession.

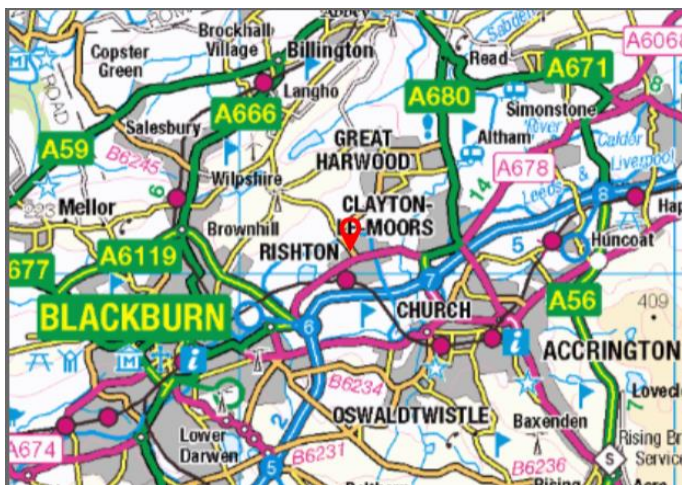
Landwood Group,
South Central,
11 Peter Street,
Manchester, M2 5QR

T: 0161 710 2010
F: 0161 710 2050
W: www.landwoodgroup.com

CONTACT

Helen Jude
Helen.jude@landwoodgroup.com

Holly Surplice
Holly.surplice@landwoodgroup.com



Location

The site is located in Rishton, a town in the Hyndburn district of Lancashire, around 2 miles west of Clayton-le Moors, 4 miles north east of Blackburn and 3.8 miles north west of Accrington. The area is located close to the M65, which provides excellent road links to the east and west, as well as to the M66 and M61.

Accessed off both York Street and Livesey Street, the site is situated in an area surrounded by late 19th century terraced housing and within 0.2 miles of Rishton centre. Rishton hosts a range of local shops, restaurants, pubs, cafes and other amenities and Blackburn is the closest large town with a wide variety of services, amenities and leisure uses.

The site is also well located for excellent schools, including The Hyndburn Academy on the adjacent street.

Description

The site provides a flat and irregularly shaped parcel of land, enclosed to three sides by a brick wall. The site was formerly the home of York Mill, a local textile mill, which was demolished some years ago and now provides a cleared parcel of land suitable for development.

Current access is from York Street, via a gated entrance. Livesey Street runs along its northern boundary and Back Lord Street to the southern boundary. A small part of York Mill remains (outside of the demise) to the eastern boundary of the site.

The property is surrounded by residential properties and benefits from a community feel.

Tenure Information

The premises are held under Freehold titles LAN175836, LA711152 & LA825155.

Buyers must rely on their own enquiries in relation to the titles.

Planning

The site is considered suitable for a residential development scheme, subject to obtaining planning consent.

The site has historic planning permission for housing and a study by planning consultants suggests that the options for future residential planning are encouraging.

Interested parties are to rely on their own planning enquiries.

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers Invited

Sales Pack

Available upon request

Viewings

Strictly by appointment.

Helen Jude

01617102010

Helen.jude@landwoodgroup.com

Holly Surplice

01617102010

Holly.surplice@landwoodgroup.com