

# FOR SALE

Development Opportunity.

0.22 Acres



## SITE @ FORMER ODDFELLOWS ARMS, HOLDEN FOLD, DARWEN, LANCASHIRE, BB3 3AU

- Established and fast growing residential area.
- Easy access to Darwen town centre.
- Competitively priced.
- SITE AREA 0.224 ACRES



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## Location

The land is situated with frontage to Holden Fold in an established residential area, approximately 1 mile from Darwen town centre. Up to 1000 homes are being constructed opposite by Linden Homes

In addition, junction 4 of the M65 motorway lies approximately 3 miles from the property.

## Description

The site was previously a public house known as The Oddfellows Arms. This was demolished in approximately 2010 when the site was cleared.

It extends to 0.224 acres and access is off Holden Fold.

The site would be suitable for commercial or residential development, subject to obtaining the appropriate planning consents.

## Accommodation

The site area is 0.224 acres.

## Tenure

The property is available on a freehold basis.

## VAT

Not applicable

## Services

Not available at present. Interested parties are recommended to undertake their own searches.

## EPC

Not applicable.

## Planning

The site has potential for commercial or residential use, subject to obtaining the appropriate planning consents.

## Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

## Additional Information

### Price

£199,950

### Viewing

Strictly via sole agent Taylor Weaver  
Neil Weaver MRICS  
Tel: 01254 699 030

[neil@taylorweaver.co.uk](mailto:neil@taylorweaver.co.uk)