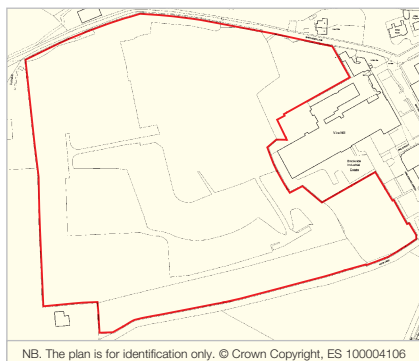
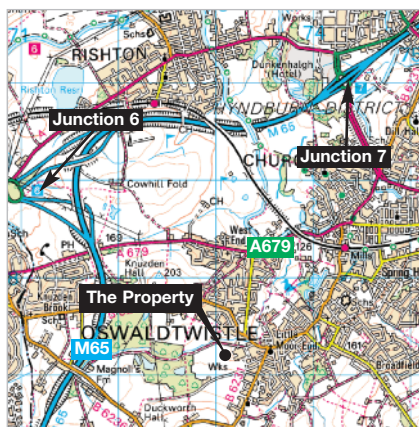


# Oswaldtwistle Land at Brookside Industrial Estate Brookside Lane Lancashire BB5 3PX

- **Freehold Development Land**
- Comprising 11 hectares (27.4 acres) of open storage land
- Formerly used as a mill and industrial land
- Majority of site now situated within the urban boundary
- No VAT applicable

## Vacant Possession

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Oswaldtwistle is a large village located immediately to the west of Accrington on the Leeds and Liverpool Canal, some 3 miles east of Blackburn and a short distance east of the M65 Motorway (Junctions 5, 6 & 7).

The property is situated on the edge of the Greenbelt within the established Brookside Industrial Estate, adjacent to a predominantly residential area, to the south-west of Oswaldtwistle.

### Description

The property comprises a site of approximately 11 hectares (27.4 acres). It formerly provided a mill and industrial buildings which have been demolished and now provides open storage land.

### Tenancy

The property is to be offered with VACANT POSSESSION.

### Planning

It is understood the site benefits from planning consent for its previous use (i.e. production/storage and distribution). Following adoption of the Hyndburn Core Strategy, the majority of the site is now understood to be situated within the urban boundary.

All enquiries should be made to Hyndburn Borough Council.  
Tel: 01254 388111. Email: [enquiries@hyndburnbc.gov.uk](mailto:enquiries@hyndburnbc.gov.uk)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** C Hunter Esq, Andrew & Co LLP. Tel: 01522 512123 e-mail: [chris.hunter@andrew-solicitors.co.uk](mailto:chris.hunter@andrew-solicitors.co.uk)  
**Joint Auctioneer** N Weaver Esq, Taylor Weaver. Tel: 01254 699030 e-mail: [neil@taylorweaver.co.uk](mailto:neil@taylorweaver.co.uk)