



- **Former abattoir site which extends to approximately 3,100sq ft/288m². Suitable for a number of uses to include residential, subject to any consents.**

Description Former abattoir site which extends to approximately 3,100sq ft/288m². The property comprises a range of detached, blockwork, brickwork and stone single storey buildings which have been converted to provide an operational abattoir including, chill room, loading dock, incinerator and plant room. The site would be suitable for a number of uses to include residential redevelopment, subject to any necessary planning consents.

Situated In a rural location at the end of Clerkhill Road approximately 7 miles north of Blackburn and 2 miles east of Clitheroe and within easy distance of Preston, Manchester and Liverpool.

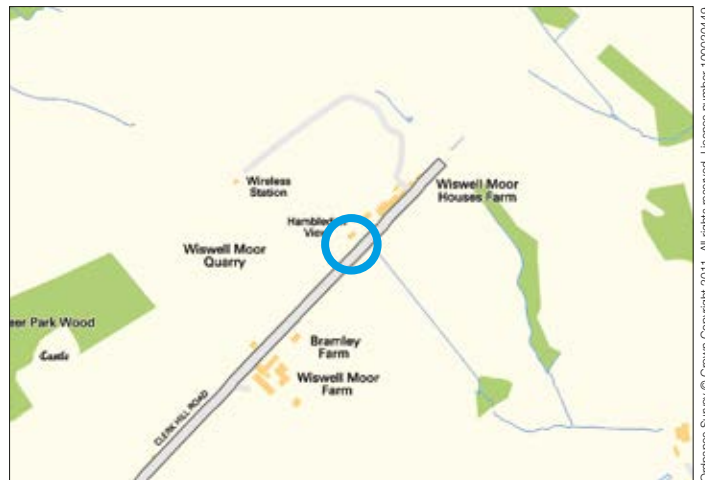
Ground Floor Abattoir Lairage 60m² (646sq ft)
Workshop 211m² (2,271sq ft)
Office 17m² (183sq ft)

Outside Lorry wash area, loading bay, side yard and outside race.

Planning Outline planning permission was granted on appeal on 8th March 2013 by Ribbles Valley Borough Council. Appeal ref: APP/T2350/A/12/218816 in reference to: Planning application: 3/2012/0477 dated 9th May 2012, for the erection of two residential

dwelling following the demolition of the existing abattoir this includes Humbledon View which is not included in this lot

Note The plan is for indication purposes only and prospective purchasers should check the correct demise in the legal pack.



Not to scale. For identification purposes only

