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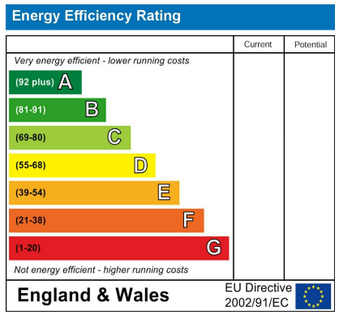




Broad Oak Road, Accrington, BB5 2BS

Offers Over £120,000

Presenting an outstanding opportunity for investors and developers alike, this impressive plot of land is perfectly positioned in the heart of the ever popular town of Accrington. Bursting with potential, the site offers a blank canvas for a wide range of development possibilities, whether you are seeking to create residential dwellings, commercial premises, or a mixed-use scheme (subject to the necessary planning permissions). The location is second to none, providing immediate access to Accrington's vibrant town centre, with its excellent array of amenities including shops, supermarkets, cafes, and restaurants. The area also benefits from highly regarded local schools, healthcare facilities, and convenient transport links, with Accrington railway station and major road networks close by, ensuring easy connectivity to Manchester, Blackburn, Burnley, and beyond. This prime plot is ideally suited to those with a vision to maximise its potential, as the site's generous proportions and favourable position within the town make it an attractive proposition for a variety of uses. Investors will appreciate the strong demand for quality housing and commercial premises in the area, as well as the ongoing regeneration and investment that continues to enhance Accrington's appeal. The site's accessibility, combined with its proximity to established residential neighbourhoods and thriving businesses, makes it an ideal setting for a development that can cater to the needs of the local community. This is a rare chance to secure a plot in such a sought-after location, where the scope for transformation is limited only by your imagination and planning approval. All interested parties are encouraged to make their own enquiries regarding the potential uses and planning requirements, as this plot represents an exciting prospect for those looking to make a mark in a flourishing market. Whether you are an experienced developer seeking your next project, or an investor keen to capitalise



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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www.keenans-estateagents.co.uk

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Offers Over £120,000

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- Excellent Development Opportunity
- Sought After Location
- Impressive Plot Size
- Wide Range Of Development Possibilities (Subject To Planning Permission)
- Easily Accessible
- Close Proximity To Town Centre Amenities










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