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The Former Junction Inn, 63 Rosegrove Lane, Burnley, Lancashire BB12 6HB

GUIDE PRICE **£100,000+***

DEVELOPMENT OPPORTUNITIES

- **Redevelopment opportunity comprising of a former public house with planning for 4 x residential dwellings.**

A redevelopment opportunity comprising of a detached derelict former public house in need of a full upgrade and refurbishment scheme. The property comes with the benefit of planning permission for the conversion into four residential dwellings, 3 x 2 bedrooomed and 1 x 3 bedrooomed. Planning reference number: APP/2017/0378

Situated Fronting Rosegarth Lane which is off Liverpool Road (the A646) in a predominantly residential location within close proximity of local amenities, Rose Grove train station and the M65 motorway. Burnley town centre is approximately 2.5 miles away.

Outside Yard to the side and rear.

Ground Floor Main Room, Male and Female WC's, Kitchen, Three Further Rooms

First Floor Function Room, WC's, Various Further Rooms

