



# RESIDENTIAL DEVELOPMENT OPPORTUNITY

**Land and buildings at 8 Birch Hall Lane, Earby, Barnoldswick BB18 6JX**





## KEY CONSIDERATIONS

- An attractive semi-detached cottage with respective gardens and a paddock to the rear.
- A gross site area of approximately 1.22 acres (0.49 hectares).
- Benefits from detailed planning permission for 6 detached dwellings within the land to the rear.

## LOCATION

The Property is located in Earby, a small town within the Borough of Pendle, Lancashire, approximately 2.5 miles east of Barnoldswick, 8 miles south west of Skipton, 12 miles north of Burnley and 38 miles north of Manchester.

The Property is situated to the east of Earby, along Birch Hall Lane, approximately 0.5 miles from the town centre. The Property is bordered by residential dwellings to the north and west, while agricultural land surrounds its southern and eastern boundaries.

The area benefits from good transport links, being situated just off the A56, which connects to Skipton to the north and Colne and the M65 motorway to the south. The nearest railway station is situated within Colne, which provides local services to the wider region



## DESCRIPTION

The Property comprises a semi-detached cottage and gardens, with respective development land to rear. The Property is accessed directly from Birch Hall Lane on its northern boundary.

The existing cottage comprises a two storey semi-detached dwelling with white render elevations, beneath a pitched, slate roof. The development land consists of a paddock to the rear and south of the cottage, which is bordered by hedgerows. The development land has a fairly level topography, although it retains a slight gradient to its western boundary and is broadly rectangular in shape. The development land extends to approximately 1.22 acres (0.49 hectares).

## PLANNING

The Property benefits from full planning permission for the erection of 6 detached residential dwellings, with garages and a new private access driveway (Ref: 17/0617/FUL).

The planning application boundary comprises the paddock to the rear of the existing cottage. The application was approved in December 2017. We understand that there are no Section 106, CIL or other planning contributions associated to the application.

## TENURE

The site is held on a freehold basis.

## SERVICES

Prospective purchasers should make their own enquiries to the relevant Authorities as to the suitability, capacity and exact location of services.

## PLANNING AND TECHNICAL INFORMATION

Planning and technical information will be made available to interested parties through a secure data room for which access will be provided to approved parties.

## EPC

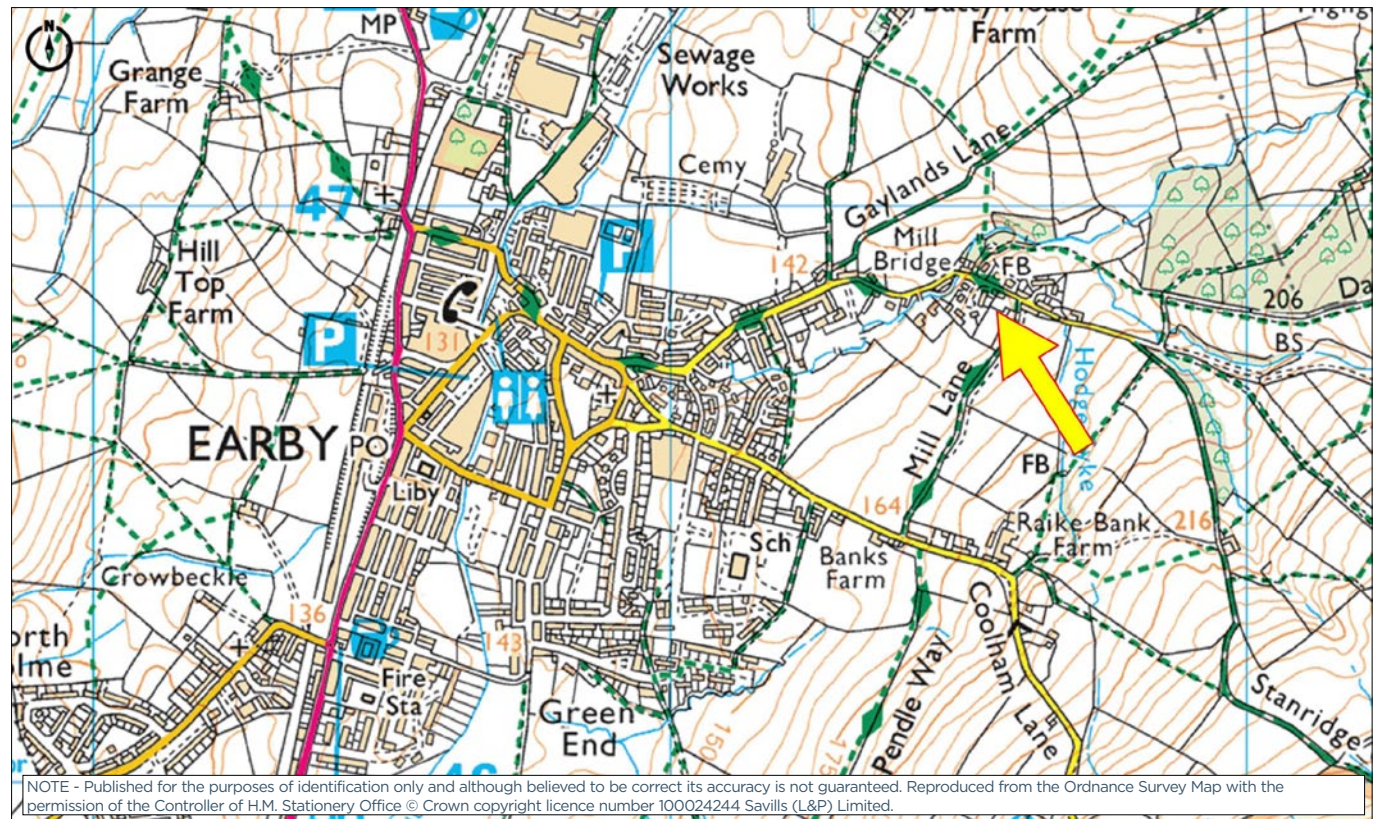
The existing cottage retains an EPC rating of D62.

## LEGAL COSTS

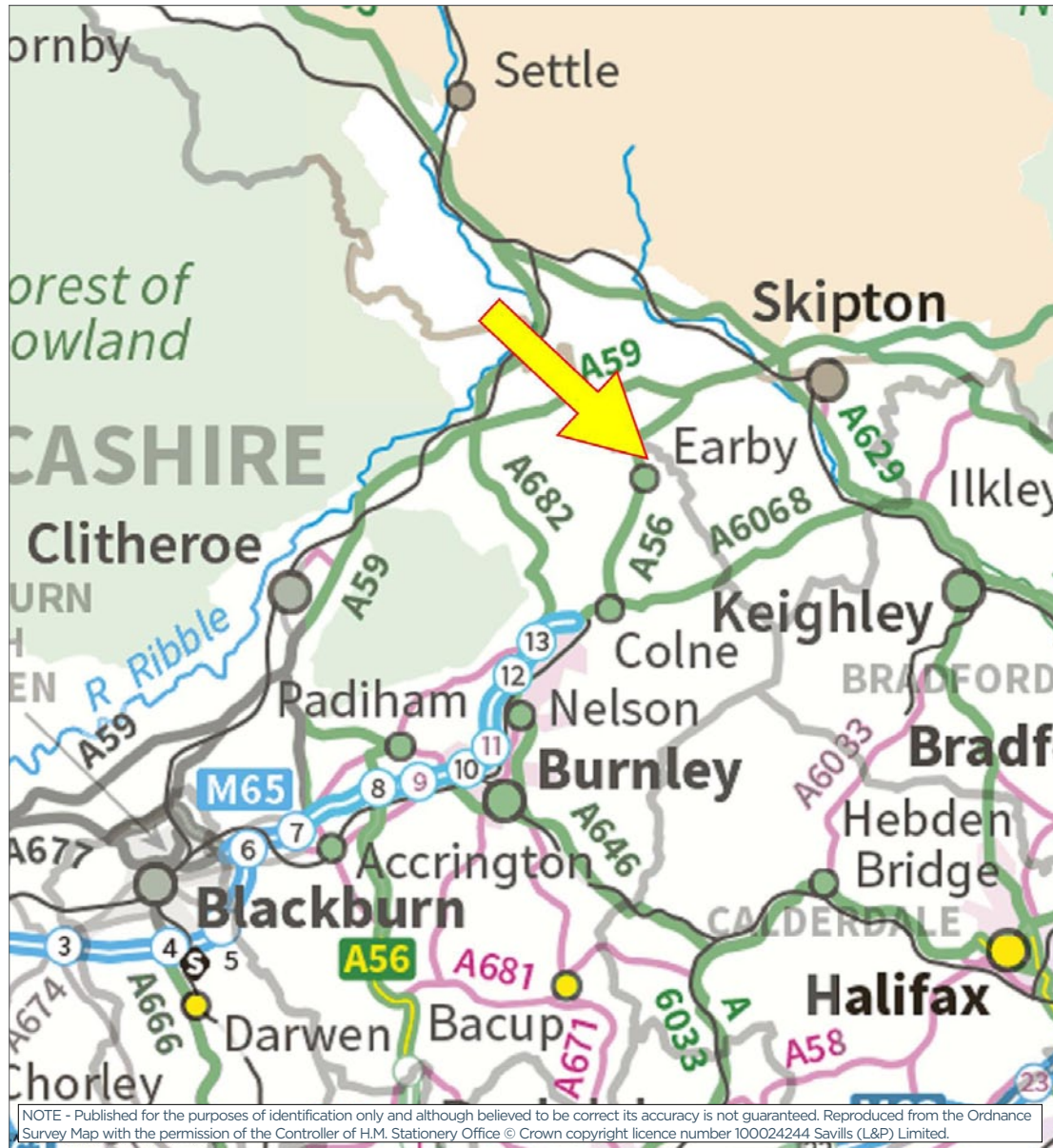
Each party will be responsible for their own legal costs associated with this transaction.

## VAT

The Vendor reserves the right to charge VAT on the purchase price.







## METHOD OF SALE

The site is to be sold by Informal Tender. Interested parties should express their interest in writing. Thereafter, additional information and details of the tender deadline date will be issued.

## VIEWING

Interested parties should contact Jay Duffield for more information or to arrange a viewing.

## CONTACT

For further information please contact:

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### Jay Duffield

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