

RESIDENTIAL DEVELOPMENT LAND

The Portal, Bridgewater Close, Network 65
Business Park, Burnley, BB11 5TT
burnley@tdawson.co.uk

FOR SALE

**RESIDENTIAL DEVELOPMENT SITE
WITH PLANNING PERMISSION FOR 9 DWELLINGS
AND 2 DETACHED GARAGES**

0.89 ACRES (0.36 HECTARES)



**FOUR OAKS
THE CRESCENT
REEDLEY
BURNLEY
BB10 2LX**

LOCATION

Situated in Reedley in an attractive suburb on the edge of Burnley but within the Borough of Pendle. The development site is accessed from Reedley Road which links with Colne Road/Burnley Road (A682) the main arterial route linking Burnley with Pendle.

The site lies within an attractive residential area with excellent access to the local towns of Burnley and Nelson.

DESCRIPTION

A residential development plot which is accessed from the end of The Crescent. The site is part of a former Care Home.

Planning permission has been obtained for nine plots comprising four large detached properties together with four town house type developments.

The site extends to an area of 0.89 acre (0.36 hectare).

TENURE

Freehold, we are informed.

PLANNING

Planning permission was granted on 10th September 2010 for the demolition of the existing dwelling and the erection of nine dwelling houses and two detached garages. We are informed by the vendor that technical start has commenced and all pre-start planning conditions have been satisfied.

There is also a valid historical application dating back to 2004 for the erection of 6 detached houses and to convert the existing building into four flats and erect a garage block – ref: 13/04/0003P

Further details can be obtained from the Pendle Borough Council planning website, Application Number 13/10/0317P where supporting documentation can also be viewed.

PRICE

OFFERS ARE INVITED. GUIDE PRICE UPON REQUEST.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

The site can be inspected at any time but under no circumstances should investigations be undertaken without prior consent.

FURTHER DETAILS

**FROM TREVOR DAWSON LIMITED, THE
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NOT TO SCALE – FOR GUIDANCE ONLY