



Building Land With Planning For 4 Detached Houses

FOR SALE

**KEIGHLEY ROAD
LANESHAWBRIDGE
COLNE
LANCASHIRE
BB8 7HU**

0.4 Acres (0.16 Hectares)

- Attractive semi-rural location.
- Cul-de-sac development with generous plots.
- Approximate 3 miles access to M65 leading to national motorway network.
- Close to Yorkshire border in residential village.

Location

The plot is situated on the outskirts of Laneshawbridge just off Keighley Road, close to its junction with Emmott Lane as indicated on the attached plan.

Colne town centre and its amenities are within a five minute drive and there is a main bus service along Keighley Road and a popular primary school situated just off Emmott Lane.

Description

A fully enclosed site which is slightly elevated. To the front of the site there is a small former chapel and attractive housing. To the rear school playing fields and a generally open aspect.

The site will be accessed off Keighley Road and the access point has already been created and can be viewed on site.

Site Investigation

Site Area approx. 0.4 acres

Services

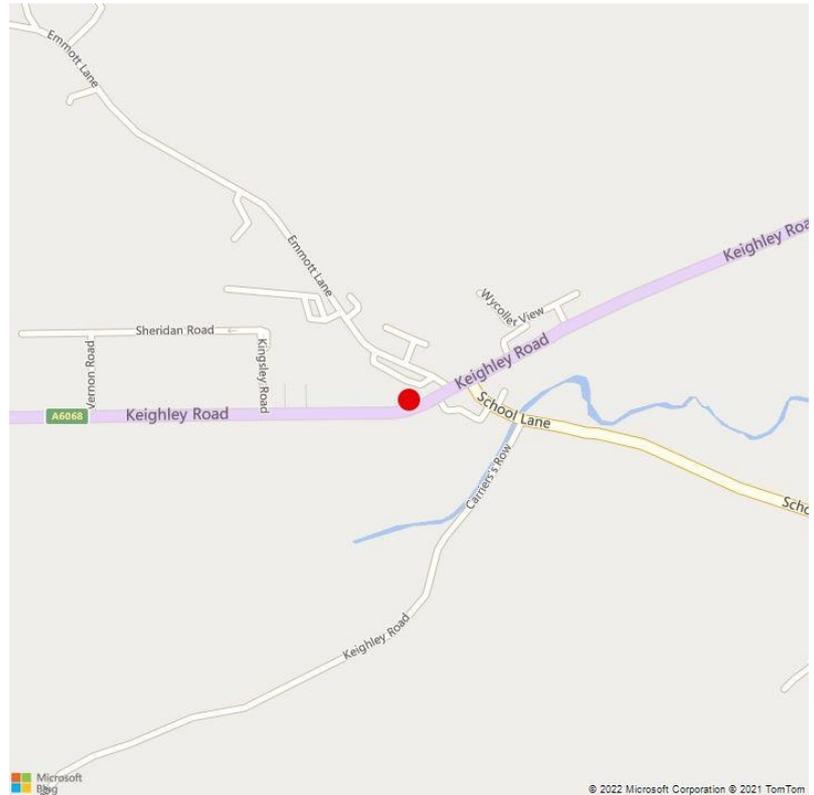
We are advised that all mains services are available along Keighley Road, however interested parties must satisfy themselves as to the exact availability and capacity.

Planning

Planning was granted for 4 detached houses. Elevation and plot drawings are available on the website.

Gross internal floor areas are 1,323 sq.ft, 1,538 sq.ft, 1,495 sq.ft, and 1,743 sq.ft, Planning application number is 212/0583/REM (outline planning permission 18/0199/OUT).

There is currently an application to remove any affordable element if the density was to be increased and off site bus stop improvement works. There area also minor amendments to the house types.



Price

On Application.

In addition to the land the owner would look also look to sell the Chapel as indicated in Blue on the plan.

Additional Information

Legal Costs

Each Party is to be responsible for their own legal costs incurred.

VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Viewings

Petty Commercial
Empire Business Centre,
2 Empire Way,
Burnley,
BB12 6HH

DISCLAIMER

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.