

Potential Residential Development

FOR SALE

**MOSELEY ROAD
BURNLEY
LANCASHIRE
BB11 2RF**

2.39 Acres (0.97 Hectares)

- An opportunity, subject to obtaining the necessary Planning Consent for a residential development.
- A popular location within 1 mile of Burnley town centre and close to Townley Golf Course.
- Access would be via 34 Moseley Road, a detached Bungalow that would require demolition.

Location

The site is located approximately one mile from Burnley town centre and is accessed off Todmorden Road (A646) via Rock Lane which leads directly onto Moseley Road. The site is to the rear of 34 Moseley Road. Burnley as a town offers a wide range of facilities and excellent accessibility onto the M65 motorway network.

Description

The site includes a detached bungalow 34 Moseley Road, it is anticipated that this bungalow would be demolished and access would be provided into the site off Moseley Road.

Slightly undulating the site extends approximately 0.97 hectares (2.39 acres) including the bungalow.

There is a footpath along the perimeter and through the site and there are a number of trees some of which we believe are subject to Tree Preservation Orders.

There are a range of properties in the immediate vicinity from large detached to more individual bungalows. This is considered to be a popular residential area and offers great potential.

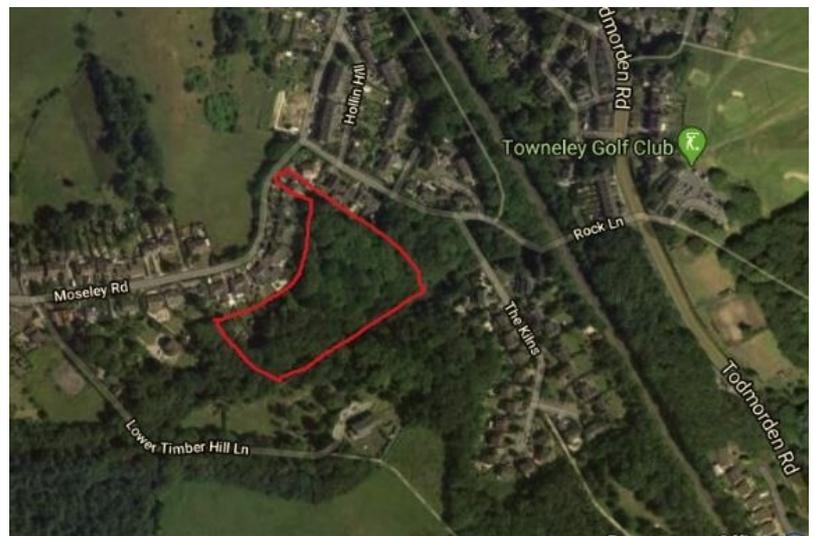
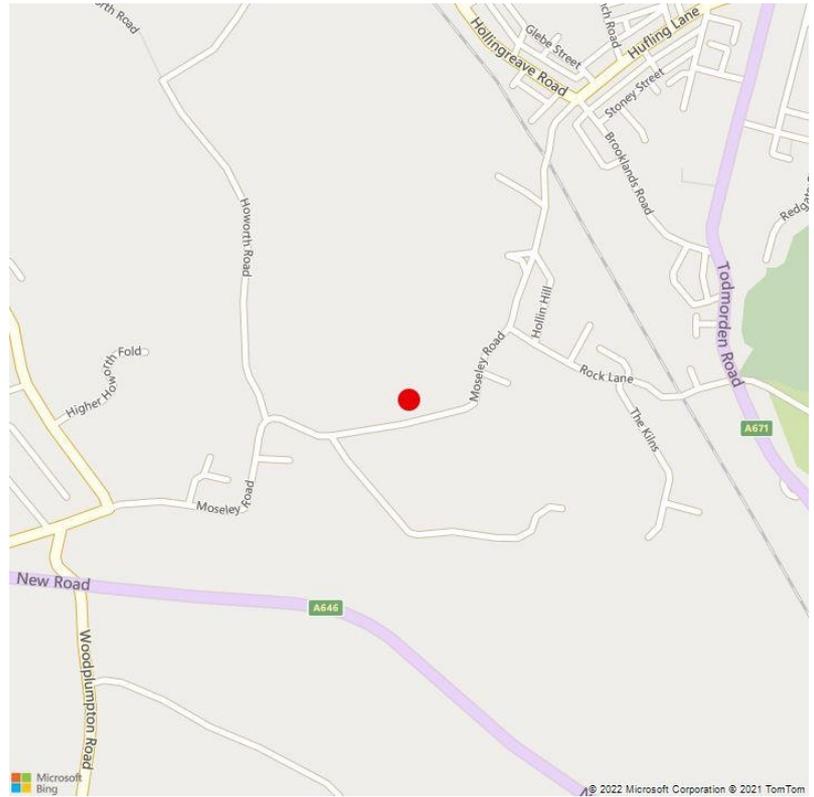
There is no detailed history of the site but we believe that it was occupied in association partly with the bungalows fronting Moseley Road for allotments and there have been one or two buildings in association with the Brickworks that was located the south of the site.

Site Investigation

Access can be made available for parties requiring further investigation, subject to prior confirmation and appointment. We will require indemnification in respect of any third party claims however arising as a result of an inspection being undertaken

Planning

Enquiries regarding development in terms of development should be directed to Burnley Borough Council planning department on 01282 425011.



Price

Services

We are advised that all mains services are close by however interested parties must satisfy themselves as to the location and capacity.

Tenure

Assumed to be freehold. Title number LA391399

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 Chartered Surveyors
Suite 125b, Empire Business
Centre 2 Empire Way Off
Liverpool Road Burnley BB12
6HH

DISCLAIMER

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