



## Residential Development Opportunity (Subject To Planning)

### FOR SALE

**CLAY FARM  
LAND AT EDGE END AVENUE  
EDGE END AVENUE  
BRIERFIELD  
NELSON  
LANCASHIRE  
BB9 0PW**

**12.2 Acres (4.94 Hectares)**

- Residential development opportunity (subject to planning) in a pleasant locality with open views towards Pendle Hill.
- Good quality mix of housing in the surrounding location.
- Conveniently located off Walverden Road, close to its junction with Higher Reedley Road and being within approximately 1.5 of access on to the M65 at junction 13.
- The site is allocated (Ref 165) on the Pendle Local Plan, for potential residential development.

### Location

The site is situated off Marsden Road, which is directly linked to Walverden Road, being the main arterial route in the locality. As a location it is convenient for local schools, a main bus route and Burnley and Nelson town center's are approximately 1.5 miles distant from the site.

### Description

The current owners have owned the site for many years and it has been subject to an agricultural use. Access to the site is passed two cottages that they own and the site has an open aspect towards Pendle Hill. It is relatively flat at the entrance to the site and graded as it rises towards Kings Causeway to the North.

The site has an element of fencing and natural vegetation which define the boundaries.

Site area 12.2 acres (4.94 hectares)

### Site Investigation

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

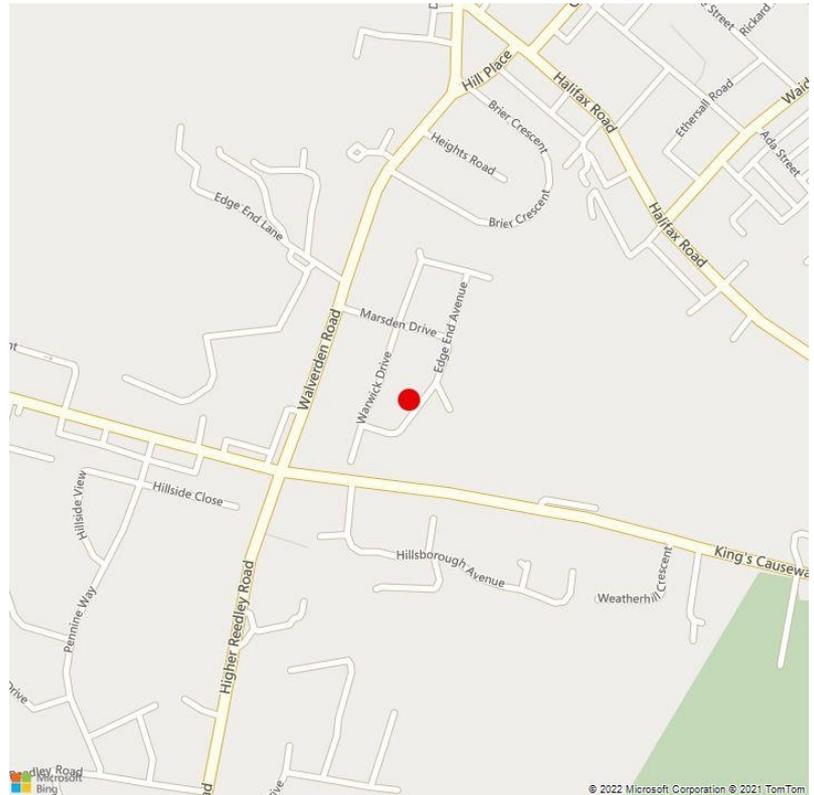
### Services

We are advised that all mains services are close by or available along Edge End Avenue.

### Services Responsibility

Interested parties must satisfy themselves as to the location and capacity of the services.

There have been no site investigations undertaken.



### Planning

The site has been allocated on the most recent local plan for residential development and can be inspected under site reference 165.

Further enquiries should be made directly to Pendle Borough Council on 01282 661661.

### Price

Offers are being invited on a Conditional or Unconditional for the benefit of the site.

## Additional Information

### Legal Costs

Each party is responsible for their own legal costs.

### 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

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