



Suite 9, Grindleton Business Centre, The Spinney, Grindleton, BB74DH

Tel: 01200 449700 [www.ghaonline.co.uk](http://www.ghaonline.co.uk) email: [info@ghaonline.co.uk](mailto:info@ghaonline.co.uk)





## LAND AND BUILDINGS AT PENDLE PLANT NURSERY, BIRCHENLEE LANE, COLNE, BB8 8HL

**Lot 1: £150,000**

Building with planning consent for the conversion to one dwelling together with 3.06 acres

**Lot 2: £70,000**

Parcel of woodland extending to approximately 7.78 acres

**Lot 3: £80,000**

Agricultural grassland extending to approximately 7.12 acres

- Fantastic development opportunity to provide one dwelling
- Attractive rural location
- Close proximity to town centre
- Set in 17.96 acres (7.27Ha)
- Woodland and grassland available
- For Sale as a whole or in three separate lots



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### LOCATION

The property is located very conveniently on the immediate outskirts of Colne whilst still enjoying a peaceful rural setting. The property has easy access to the M65 being within two miles together with an extensive range of amenities and services including several primary and secondary schools that Colne has to offer.

### DIRECTIONS

Exit the M65 at the last junction travelling east and take the exit onto Whitewalls Drive. At the roundabout take the first exit onto the A56 and then after one mile turn right onto Knotts Lane and then left onto Lenches Road. Take the first right onto Birchenlee Lane and then the first right onto an unnamed road where the property is located on the right hand side and is marked by our a For Sale board.

### DESCRIPTION

The property comprises of a building with planning approval under Permitted Development to provide a two bedroom single storey dwelling together with approximately 17.96acres (7.27Ha) of land of which 7.78acres (3.15Ha) is woodland and 7.12acres (2.88Ha) is grassland and 3.06acres (1.24Ha) is a former nursery.

### Lot 1

Lot 1 comprises a horticultural building measuring 14.8m x 6.3m together with the frame of a polytunnel to the rear and a covered polytunnel to the north of the property and approximately 3.06 acres of former nursery land that includes a range of attractive mature trees (originally planted for sale as Christmas trees).

The horticultural building has been granted planning approval under permitted development to be converted into a two bedroom single storey dwelling. The approved dwelling is set within a yard accessed off the track to the west of the property shaded brown on the sale plan attached to these particulars.



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The yard area is surrounded by mature trees and provides a private development plot for any prospective purchaser.

#### Lot 2

Lot two comprises an attractive and desirable parcel of woodland extending to approximately 7.78 acres (3.15 hectares). The parcel of land was planted with trees approximately 30 years ago by the vendors.

#### Lot 3

Lot three comprises a parcel of agricultural grassland extending to approximately 7.12 acres (2.88 hectares). The land is capable of being mown or grazed and is in good heart and well fenced.

#### PLANNING

Prior approval has been granted for the conversion of the horticultural building to one dwelling under reference 22/0381/AGD on 31 August 2022 by Pendle Borough Council. Copies of the planning permission and approved plans are included with these particulars.

#### RIGHTS & EASEMENTS

The purchaser of Lot 1 will grant the purchasers of Lots 2 and 3 a right of way for access purposes over the area shaded brown on the sale plan attached to these sales particulars. The neighboring property will also have a right of way over the track leading to their property. There is also an overhead electricity line and two footpaths on and over the property.



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## SERVICES

The property does not have any connection to mains services. Please note Gary Hoerty Associates have not tested any of the services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

## TENURE

The property is offered freehold with vacant possession available on completion.

## LOCAL AUTHORITY

Pendle Borough Council, 01254388111

## VIEWING

Unaccompanied viewings can be undertaken during reasonable hours and when in possession of these sales particulars. Please note that live-stock may be present on the land and so please take due care and ensure all gates are left shut or as they are found.

## METHOD OF SALE

The property is offered by Informal Tender. The tender date for the property is 12 noon on Friday 25 August 2023 unless sold beforehand. For tenders to be accepted they must be submitted in accordance with the procedure set out on the attached Informal Tender sheet.

## MONEY LAUNDERING REGULATIONS

Prospective buyers should be aware that in the event they submit an offer on the property it is required that they provide documents in relation to money laundering regulations. These must be in the form of confirmation of the purchasers ability to fund the purchase, photographic identification (i.e. driving licence or passport) and a utility bill showing the potential purchaser's address, these can be provided in the following ways:

- Bring original documents to copy into Gary Hoerty Associates Ltd office.
- Post original documents to copy by Gary Hoerty Associates Ltd
- Post a certified copy via your solicitor.



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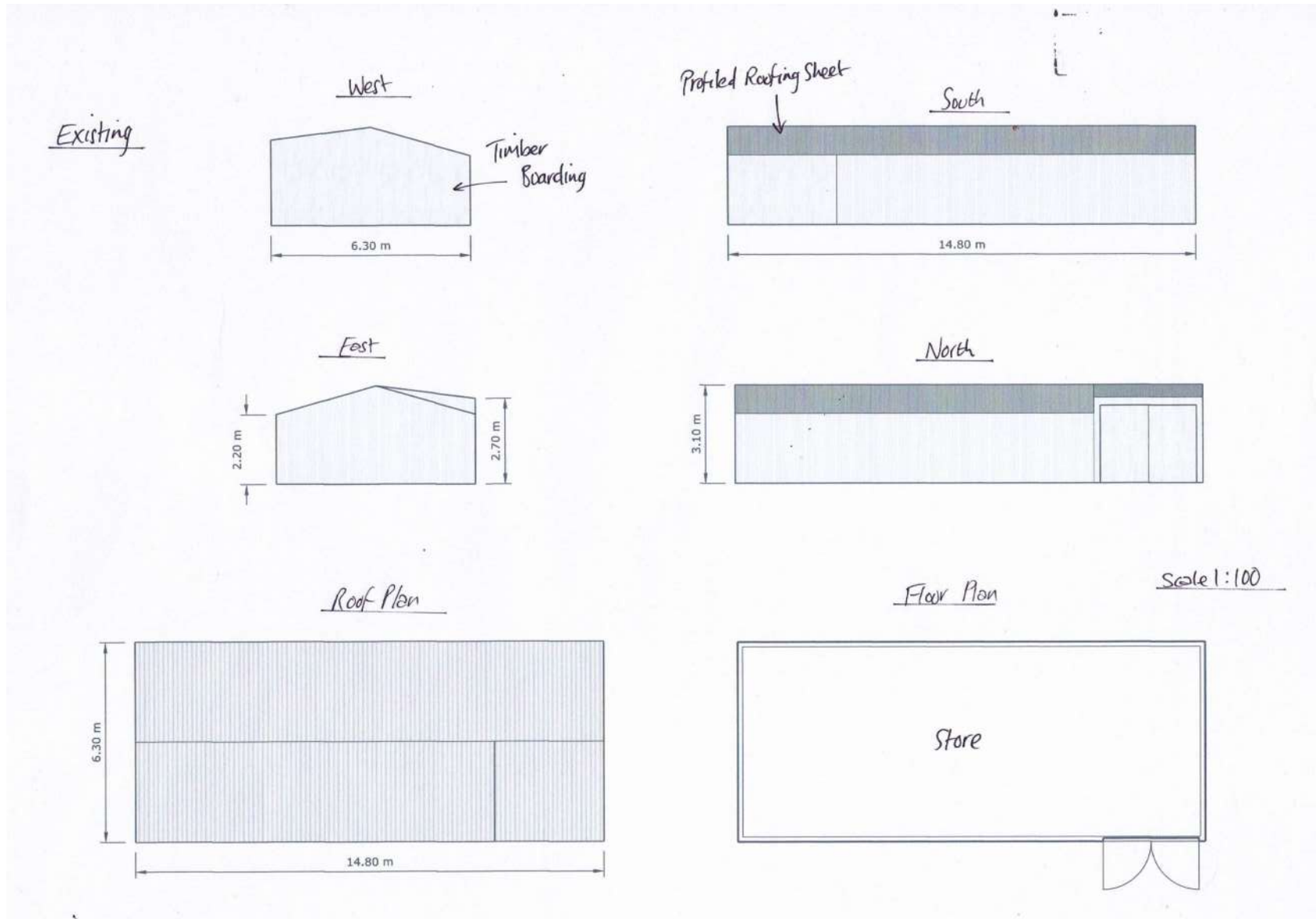




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# EXISTING ELEVATIONS



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A

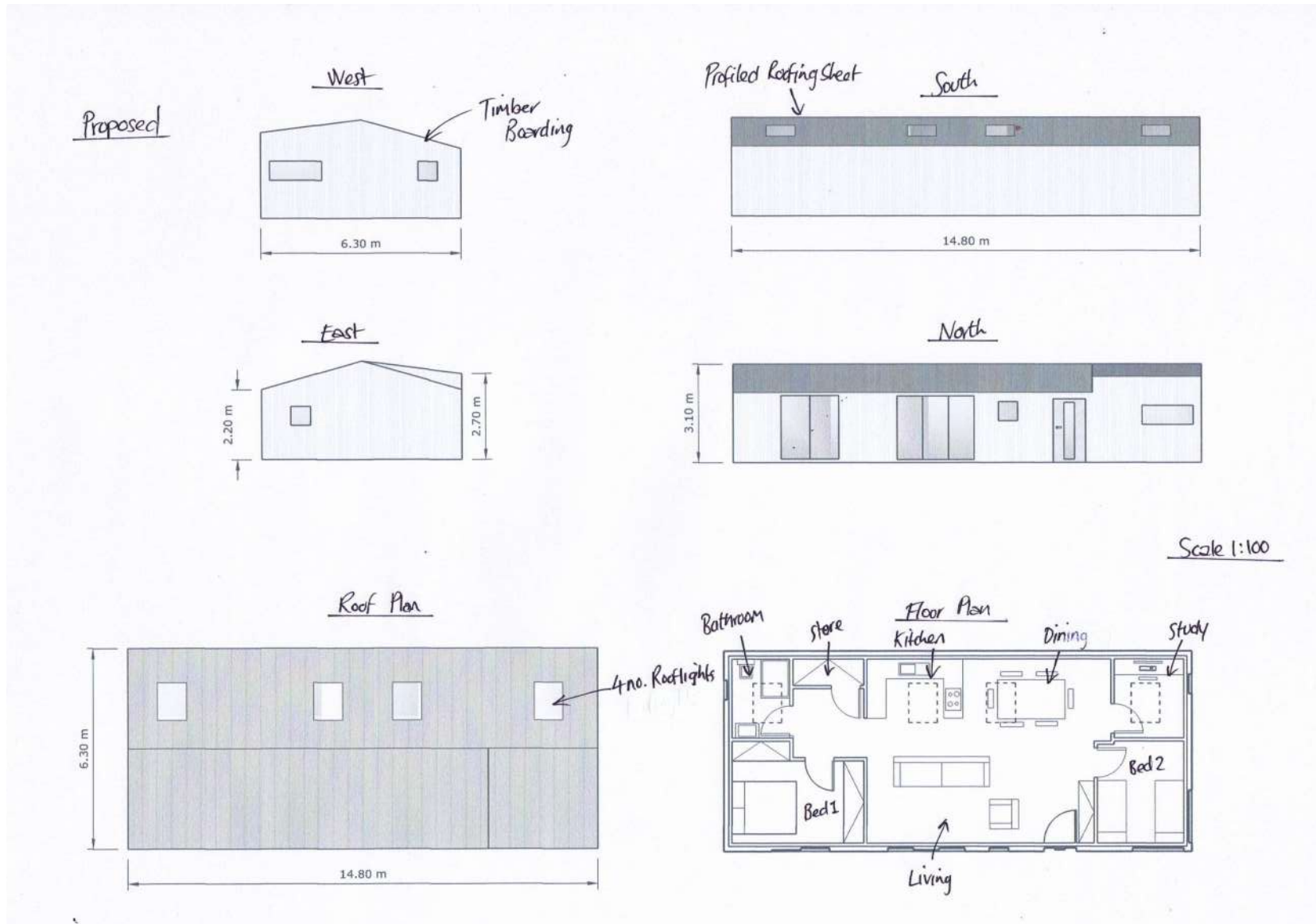


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# PROPOSED ELEVATIONS



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Sale of Land at  
Birchenlee Road  
Colne  
BB8 8HL

Title: Sale Plan

Drawing No: Les.1105.3325.01

Drawn: KA

Client: Mrs K Leslie

Date: 27.06.2023

Scale:  
1:2500 @ A4

Amendments:

**Notes:**

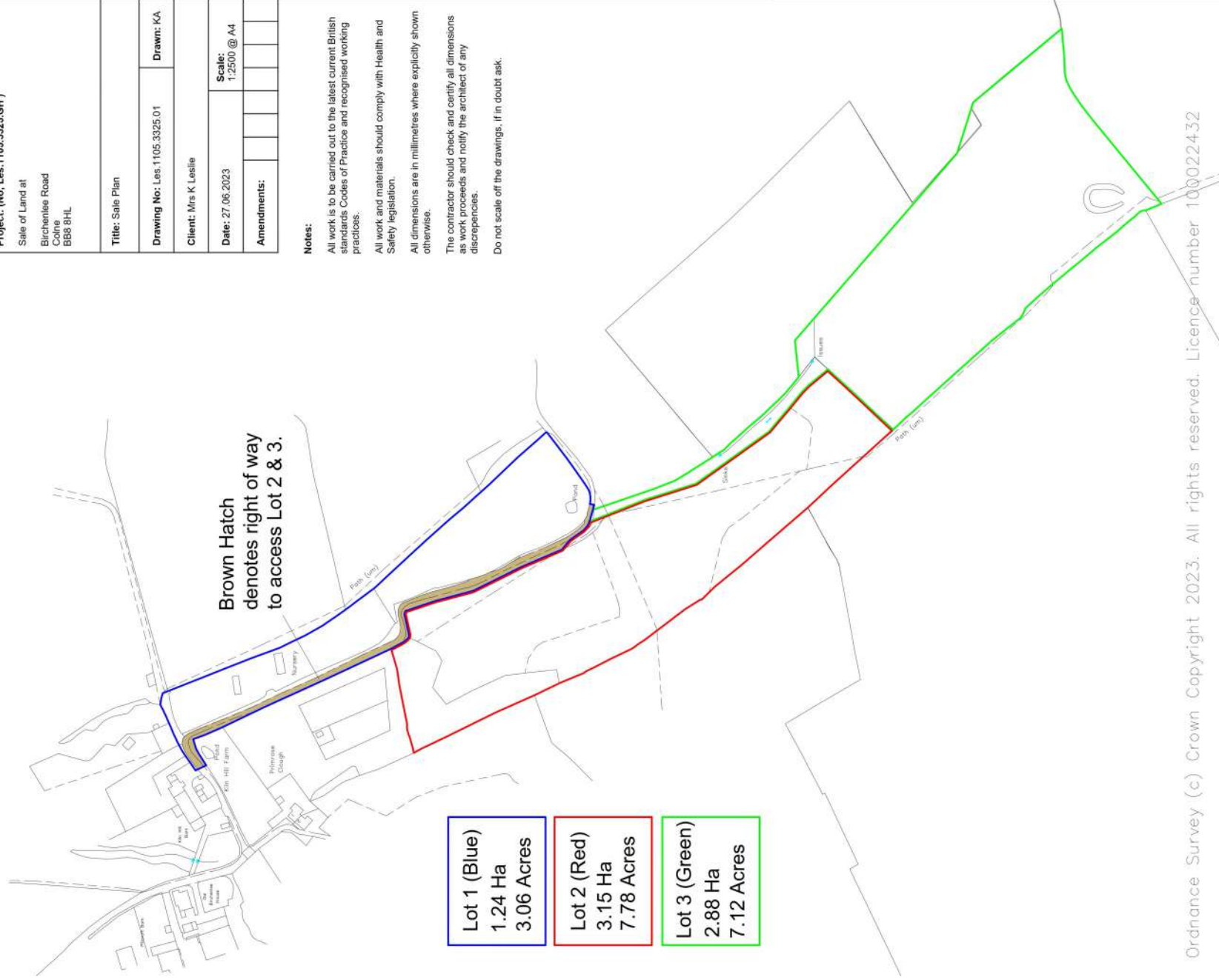
All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation.

All dimensions are in millimetres where explicitly shown otherwise.

The contractor should check and certify all dimensions as work proceeds and notify the architect of any discrepancies.

Do not scale off the drawings. If in doubt ask.



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**IMPORTANT INFORMATION**

Gary Hoerty Associates for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

- a. All descriptions, plans, dimensions, references to condition or suitability for use, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- b. Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;
- c. No person in the employment of Gary Hoerty Associates has any authority to make or give any representations or warranty whatsoever in relation to this property. These particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract;
- d. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.