



Residential Development Site

FOR SALE

**LAND ADJACENT
SLACKGATE FARM
TONG LANE
BACUP
LANCASHIRE
OL13 9JQ**

1.5 Acres (0.61 Hectares)

- Outline Planning Permission for 33 residential units.
- No requirement for Affordable Housing.
- Pleasant semi-rural location.
- Full Planning details Application No: 2019/0318.

Location

Situated adjacent to Slack Gate Farm, the plot of land is best accessed off Tong Lane on the outskirts of Bacup.

Bacup offers a wide range of national and local traders including Morrison's, B&M and Lidl.

Rawtenstall with access on to the M66 and national motorway network is approximately 5 mile distance.

Description

A slightly elevated site situated to the northern end of Bacup and having been used as agricultural land for many years.

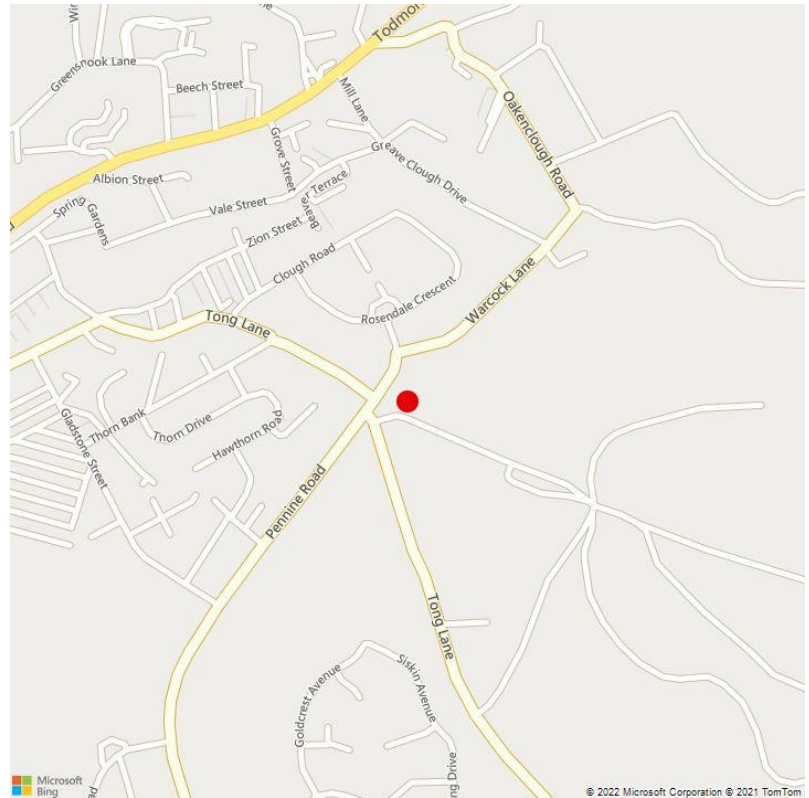
A slightly sloping site close to the local Primary School and readily accessible from Tong Lane.

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 third party claims, howsoever arising as a result of an inspection being undertaken.

Services

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



Planning

Planning Permission was granted for 33 residential units with no requirement for Affordable Housing APP No: 2019/0318. Full details are available from Rossendale Borough Council's website.

Price

£950,000 (Nine hundred and fifty thousand pounds) subject to Contract.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.