



## Prime Development Site with Planning Consent

### FOR SALE

**LAND AT STATION ROAD AND  
WHITEMOOR ROAD  
FOULRIDGE  
COLNE  
LANCASHIRE  
BB8 7LE**

**1.45 Acres (0.59 Hectares)**

- Residential development opportunity in popular semi-rural village.
- Good quality mix of housing in surrounding location.
- Conveniently located for Skipton Road (A56) having access to Colne town centre and junction 14 of M65 (approx. 3 miles) and north towards Skipton.
- Planning consent granted 22nd September 2021 for 13 dwellings.

### Location

We are instructed to sell the site which is accessed off both Station Road and Whitemoor Road in the village of Foulridge. The main site is located in the heart of the village and accessed off Station Road. Forming part of the consent for two larger plots which are accessed separately off Whitemoor Road (see location plan).

There is a mix of local shops within walking distance and the main bus route is accessible from Skipton Road.

### Description

The main site on Station Road was originally a factory that had been used for light manufacturing. This has been cleared and the site levelled. In one corner there is a sub-station which is to be retained and the development takes this into account. There are two large plots that are situated close by that are accessed off Whitemoor Road. It currently forms part of a car park and to our knowledge there has never been a development on this site.

Permission has been granted for thirteen 3 bedroomed and 4 bedroomed dwellings, together with a new access road and landscaping application 20/0758/FUL.

The thirteen dwellings are as follow:-

- 5 x 3 bedroomed dwellings facing Station Road
- 1 x 4 bedroomed detached facing Station Road
- 5 x 3 storey dwellings including integral garage to the rear
- 2 x 4 bedroomed detached with integral garages situated off Whitemoor Road

Layout plans, house types, and photographs of the site are available on application.

Video Link - <https://vimeo.com/736499187>

### 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.



### **Planning**

Full details of the planning consent can be viewed on the Pendle Planning portal reference 20/0758/FUL.

Detailed enquiries should be made direct to Pendle Borough Council on 01282 661661

### **Price**

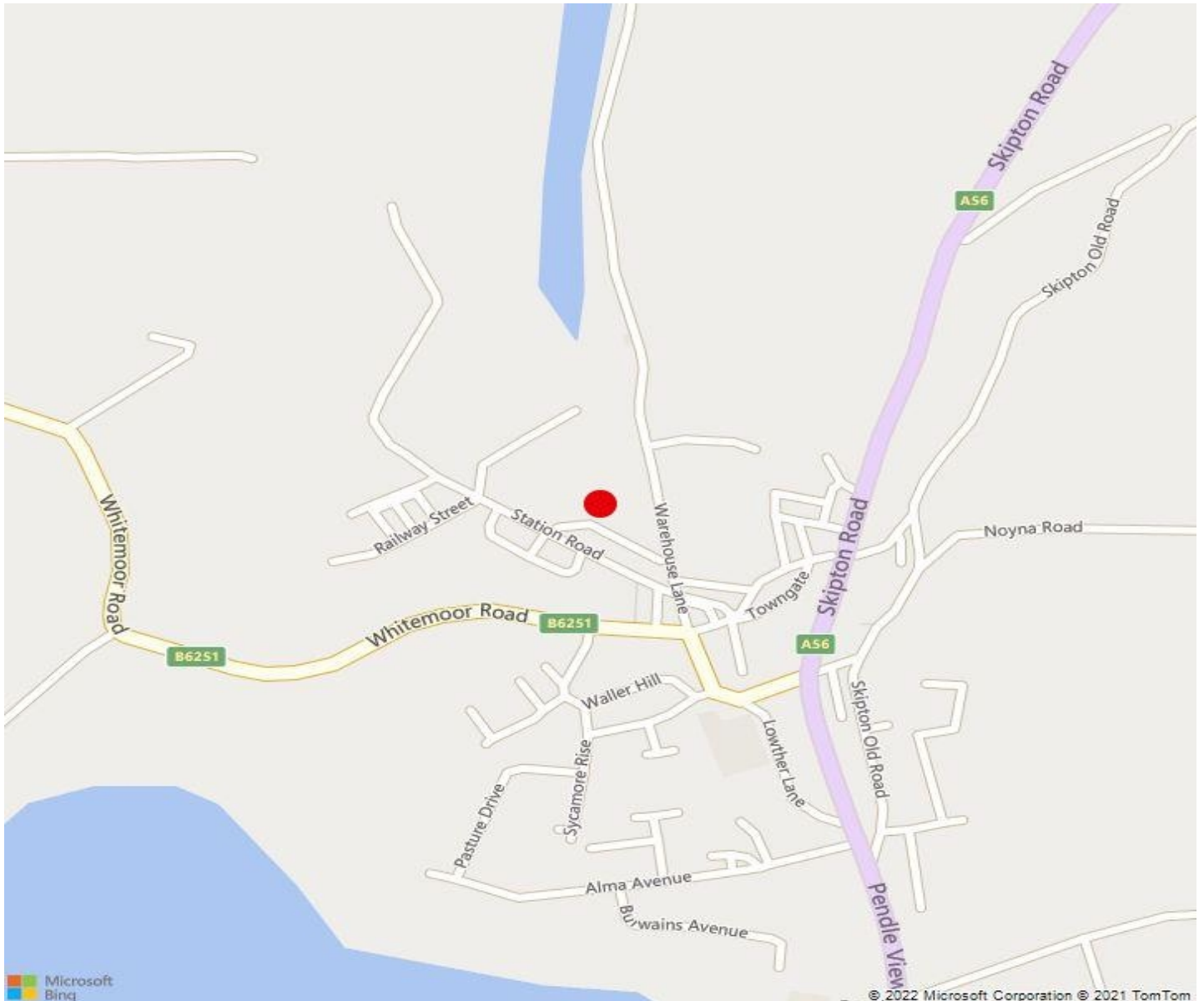
Offers are invited in the region of £850,000

### **Services**

We are advised that all mains services are close by and available from Station Road.

### **Services Responsibility**

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



## Additional Information

### Viewings

Petty Chartered Surveyors  
The Old Red Lion,  
Manchester Road,  
Burnley,  
BB11 1HH

### 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.

## 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.

