



PRIME RESIDENTIAL SITE WITH PLANNING CONSENT FOR 18 DWELLINGS

FOR SALE

Ben Lane
Barnoldswick
Lancashire
BB18 6HG

Size: 0.89 hectares (2.2 acres)

- Popular residential location.
- Full planning consent for 4 stone built dwellings and outline consent for an additional 14 houses, comprising 6 detached and 8 semi detached houses.
- Pleasant rural open aspect.

LOCATION

The site is situated on Ben Lane which is accessed directly off Skipton Road (B6252) just on the edge of Barnoldswick town centre prior to the Rolls Royce Sports Club. Barnoldswick is within an approximate 5 miles of Colne and access on to the M65. To the East and West Skipton and the Yorkshire Dales are within 8 miles.

Ben Lane is a rural lane leading to farms and private dwellings. The surrounding properties are of high quality and privately owned.

DESCRIPTION

Accessed directly off Ben Lane the site is generally level and is bounded to the rear by the Rolls Royce Sports Club with gardens and rural land to the other elevations.

The first 4 dwellings block the site frontage off in a traditional farmstead design, consisting of a barn, 2 cottages and a farm house.

Outline planning permission has recently been granted for an additional 14 detached and semi-detached houses to the rear.

PLANNING

There is full Planning approval for the erection of 4 dwellings and associated garages to the front of the site granted on the 7th November 2016.

Building Regulation plan no: 13/0137/DOMFP
Application Ref: 13/15/0546P

Outline planning approval for an additional 14 houses and an associated access road was granted on appeal on the 16th March 2020.

Appeal Ref: APP/E2340/W/19/3238839
Original Application Ref: 18/0821/RES

Detailed enquiries should be made direct to Pendle Borough Councils Planning Department on 01282 661661.

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.

SERVICES

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

PRICE

On application.

TENURE

Freehold

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

VIEWING

The site is open for inspection.

Petty Chartered Surveyors
Imperial Chambers, Manchester Road
Burnley, BB11 1HH

Tel. 01282 456677
commercial@petty.co.uk
www.pettycommercial.co.uk





