



Residential building plot with planning permission for detached 3 bed Dormer Bungalow.

FOR SALE

**LAND ADJOINING PIERCE CLOSE
PIERCE CLOSE
PADIHAM
BURNLEY
LANCASHIRE
BB12 8JA**

0.08 Acres (0.03 Hectares)

- Planning permission recently granted for 3 bed detached dormer bungalow with garden and off road parking.
- Popular residential location adjacent to the newly developed Maple Close estate.
- Located close to Padiham town centre and its amenities.
- Corner plot in elevated position.

Location

The site is situated just off West Street at the corner of Pierce Close, adjacent to Maple Close, a modern residential development comprising a mix of detached and semi detached dwellings.

Conveniently located within 5 minutes drive from Padiham town centre, the site is close to local amenities including Tesco, Lidl, Padiham Leisure Centre and various popular schools.

Description

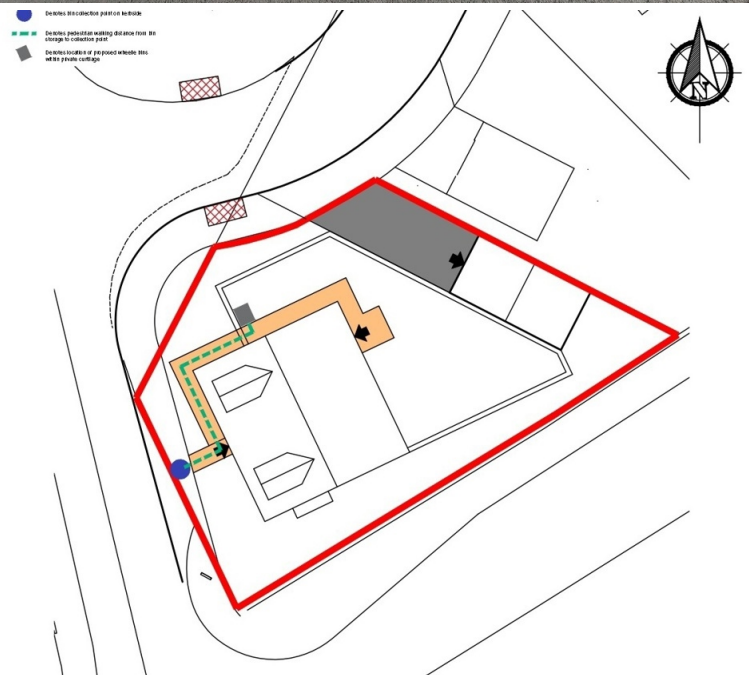
An elevated residential building plot located at the entrance of Pierce Close. Planning permission was granted in June 2023 (Reference No. FUL/2022/0541) for the erection of a spacious, detached 3 bedroom dormer bungalow with a garden and driveway, providing parking for 2 vehicles.

Internally, the accommodation is to comprise on the ground floor, a living room, kitchen / dining room, master bedroom with en-suite and a WC. The first floor will comprise a further 2 bedroom and bathroom.

The plot adjoins a mix of detached and semi detached dwellings.

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

Planning permission was granted on 6th June 2023 for the construction of a 3 bed detached dormer bungalow.

Full details of the planning application can be viewed on Burnley Borough Council's planning portal using application number FUL/2022/0541.

Price

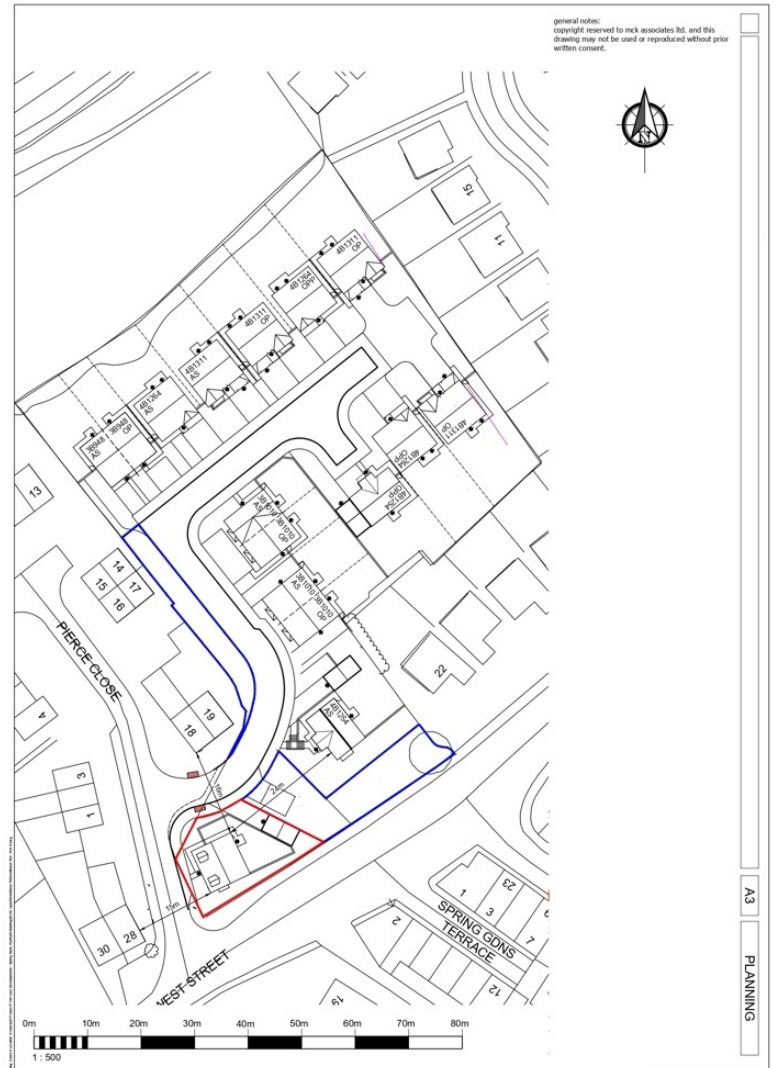
£85,000

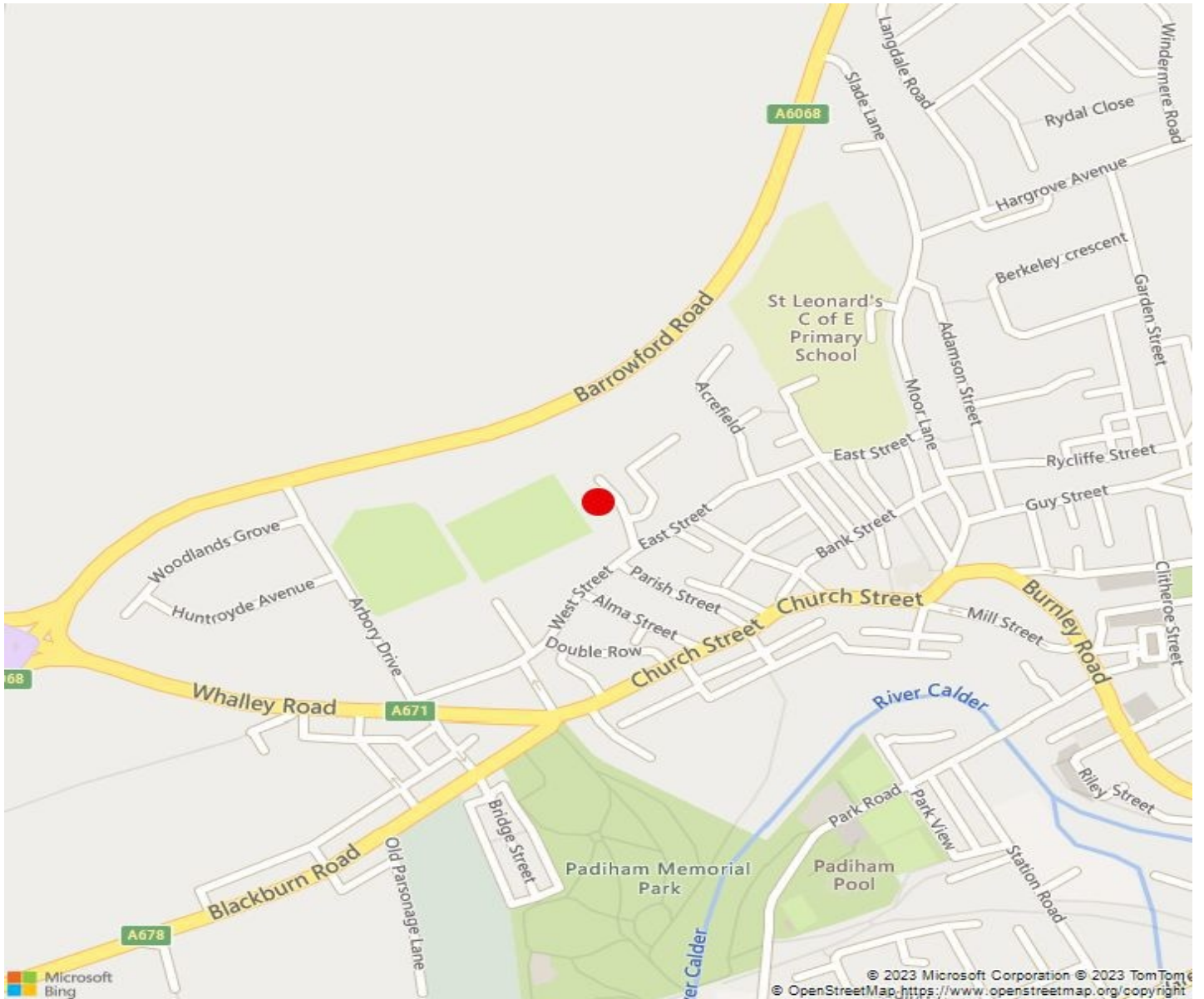
Services

We are advised that all mains services are available within the near vicinity.

Services Responsibility

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.





Additional Information

Viewings

Petty Chartered Surveyors
Suite 125b, Empire Business
Centre 2 Empire Way Off
Liverpool Road Burnley BB12
6HH

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.

