



Residential development site in popular location

FOR SALE

**LAND AT LAITHE STREET
COLNE
LANCASHIRE
BB8 8AX**

0.5 Acres (0.2 Hectares)

- Outline Planning Permission previously granted for 9 dwellings, including 1 detached.
- Popular residential location on the outskirts of Colne town centre with good access to the M65.
- Close to all local amenities, various schools and within a short drive from Boundary Mill, Swinden and Boundary Retail Parks.
- All mains services within the immediate vicinity.

Location

The plot is situated to the south of Laithe Street and lies between parkland and former allotment gardens to the east and back gardens of new residential housing to the West.

Conveniently located within 1 mile from Colne town centre, the site is also within a short drive from Junction 14 of the M65 motorway.

Description

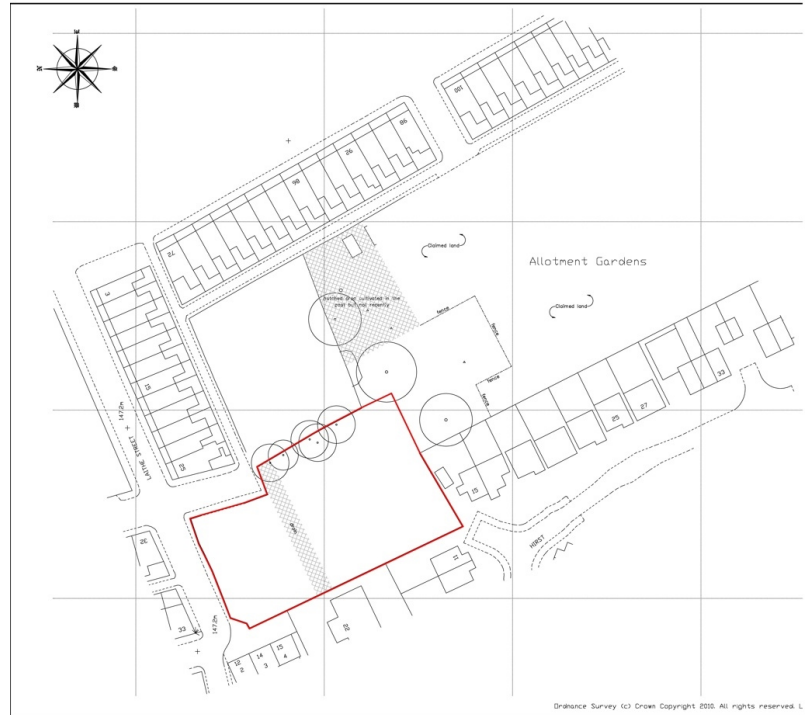
An undulating rectangular plot with previous outline planning consent for 9, 3 bedroom dwellings. The site currently comprises semi mature and mature tree shrubs with colonised vegetation and palisade fencing to the perimeter.

The site is accessed directly off Laithe Street and is located in an established residential area, close to Colne town centre and its amenities.

Video Link: <https://vimeo.com/949563281?share=copy>

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 howsoever arising as a result of an inspection being undertaken.



Planning

Outline planning permission was granted on the 10th February 2017 for the construction of 9, 3 bedroom dwellings including 1 detached house (Application number 16/0803/OUT)

Price

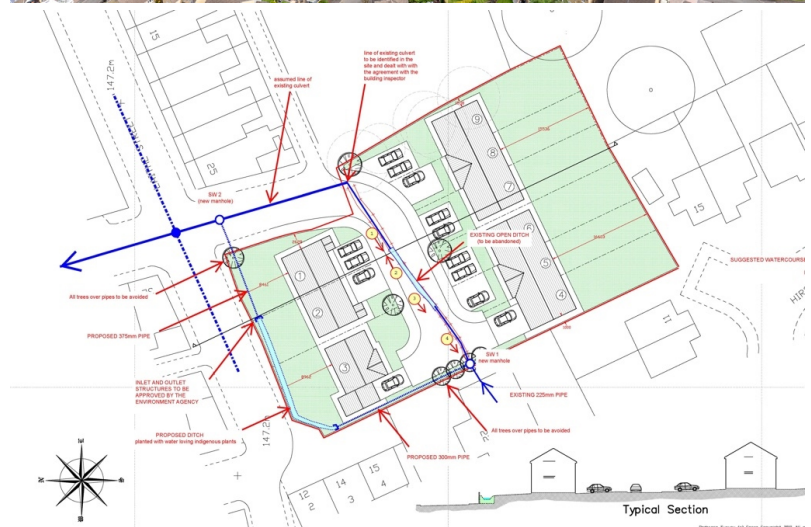
£175,000 plus VAT.

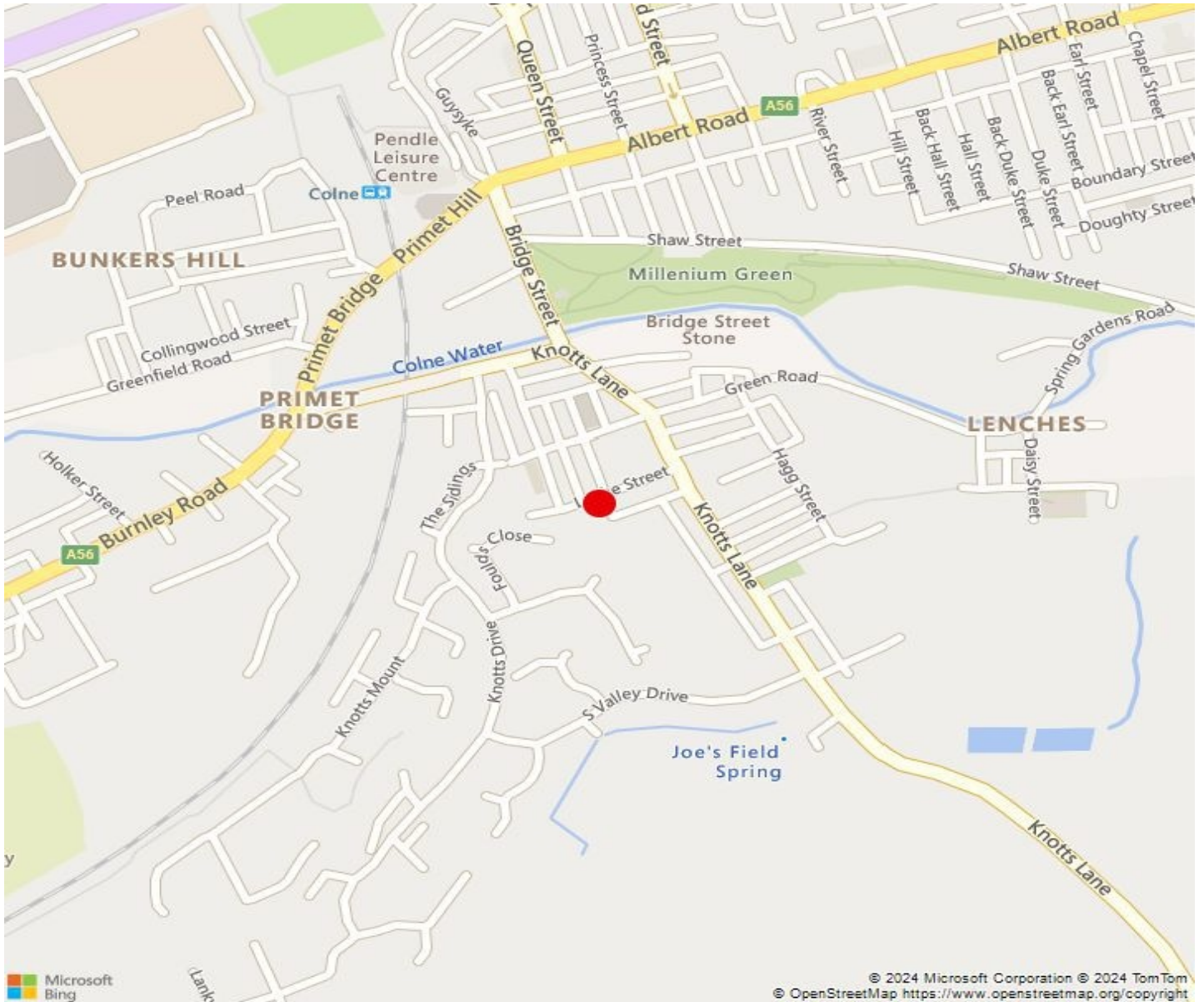
Services

All mains services exist along Laithe Street, the developer will need to satisfy themselves as to the capacity of these services to supply their development.

Services Responsibility

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

