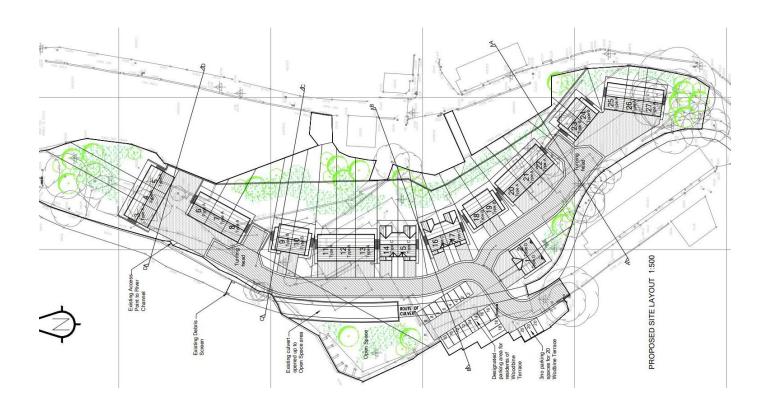
# Walker Singleton Chartered Surveyors

# **FOR SALE**

**FORMER GLEN WORKS MILL OFF PUDSEY ROAD TODMORDEN OL14 8NL** 

- RESIDENTIAL DEVELOPMENT SITE
- TOTAL SITE AREA: 2.86 ACRES (1.16 **HECTARES**)
- LAPSED OUTLINE PLANNING FOR 27 THREE-BEDROOM DWELLINGS



# **FOR SALE**

Former Glen Works Mill Todmorden OL14 8NL

- RESIDENTIAL DEVELOPMENT SITE
- TOTAL SITE AREA: 2.86 ACRES (1.16 HECTARES)
- LAPSED OUTLINE PLANNING FOR 27 THREE-BEDROOM DWELLINGS



#### Location

The site is situated along Pudsey Road which is accessed off the main A646 Burnley Road in the Cornholme area of Todmorden in the upper Calder Valley within the Metropolitan Borough of Calderdale. Todmorden is a busy market Town situated approximately 11 Miles West of Halifax and 6 Miles South East of Burnley Town Centres. Manchester is approximately 17 Miles to the South.

## Description

The site comprises a former mill site measuring approximately 2.86 acres (1.16 Hectares) or thereabouts. Outline planning permission for 27 three-bedroom dwellings was granted on 28 July 2015. The approved site layout is shown on the plan.

All mains services are available. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

#### Price

#### Offers in the Region of £350,000

## **Planning**

The property has the benefit of a lapsed detailed Planning Permission under Planning Application reference 14/00540/OUT which can be found on Calderdale Council's Planning Portal at <a href="https://www.calderdale.gov.uk">www.calderdale.gov.uk</a>. Full details are available for download which include the Decision Notice, Plans showing layout and house types together with supporting information. Further details are available upon request.

#### Accommodation

The Total Approximate site areas are:		
	Acres	Hectares
Total Approximate Site Area	2.86	1.16
All measurements have been tak	en compliant to	the RICS code of
massuring practice. These measurements have been taken in metric and		

All measurements have been taken compliant to the RICS code or measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

#### Terms

The Freehold interest in the property is being offered For Sale with full vacant possession.

#### VAT

The prices quoted are exclusive of VAT which will be applicable to the sale.

# Legal Fees

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

## Viewing

For further information or should you wish to arrange a viewing, please contact the sole selling agents:

#### **Ryan Barker**

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

#### Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Ref: 43398 Nov-23



Property House, Lister Lane, Halifax, HX1 5AS

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.