

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



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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 www.calderdale.gov.uk. 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 taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

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

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

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