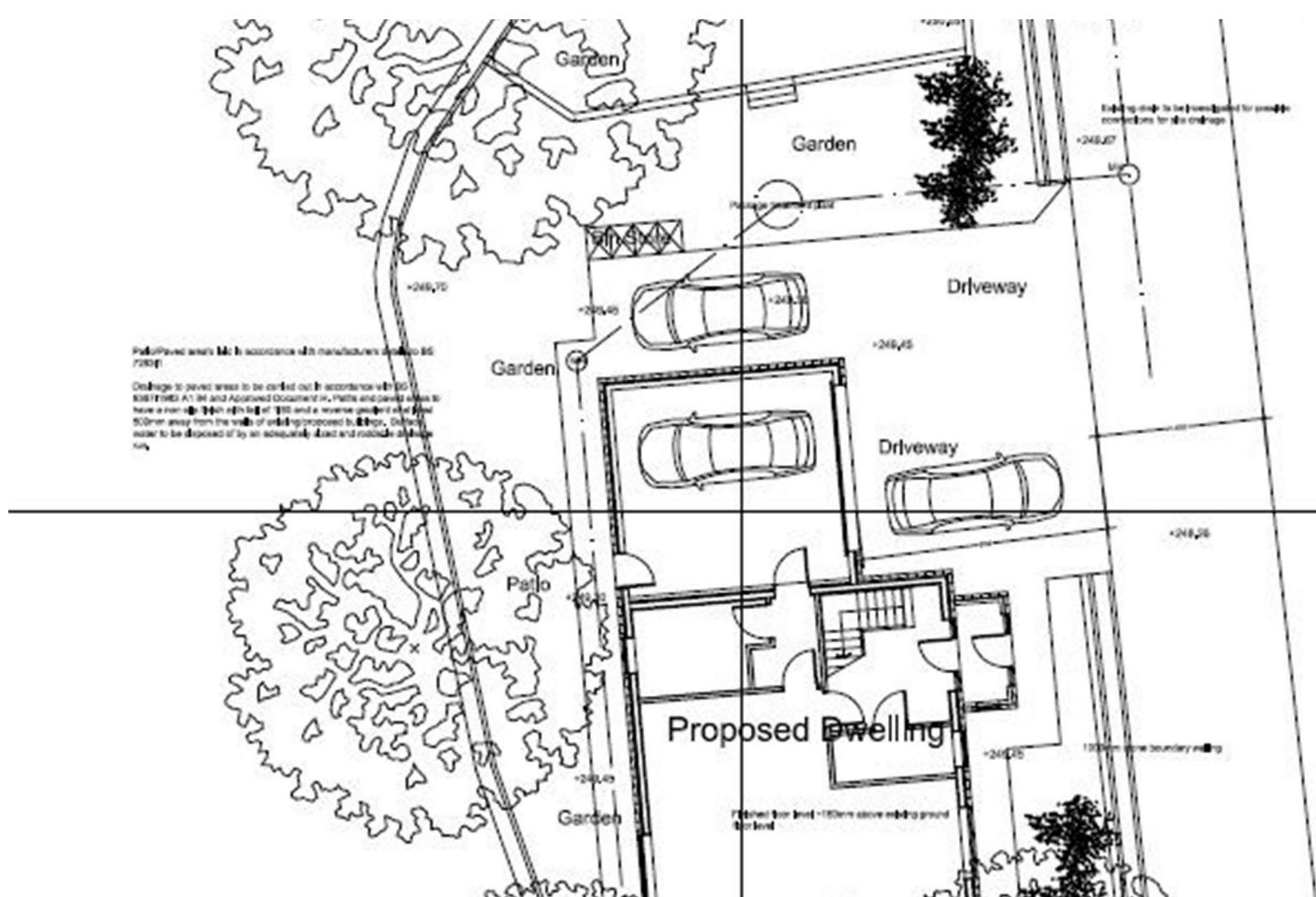


#### Directions

Postcode - BB4 8DJ What 3 words - //back.strategy.yield

# CHARLES LOUIS COMMERCIAL



## Land Goodshaw Lane Crawshaw Booth, Rossendale, BB4 8DJ

**£350,000**

- Full planning permission granted (Ref 2024/0267) for a high-quality detached home with stone façade, slate roof and integral garage.
- Discharge of conditions submitted for construction management, contamination and archaeology, streamlining the build start.
- Favourable ground conditions with 600mm soil replacement achievable using onsite material, plus large volumes of reusable natural stone included.
- Tenure - Freehold
- Attractive 605 sq m plot with mature trees, established boundaries and approved site layout, floor plans and elevations.
- Archaeological watching brief required due to remains of historic cottages, as noted in the WSI.
- Utilities (gas, water, electric) accessible on Goodshaw Lane, and existing stone from boundary walls retained for reuse.
- Plot A outlined in Blue & Plot B outlined in Red. Plot A is priced at £350,000 & Plot B by separate negotiation.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

# Land Goodshaw Lane

## Crawshaw Booth, Rossendale, BB4 8DJ

A prime residential development opportunity with full planning permission (Ref: 2024/0267) for a bespoke detached stone-built home on Goodshaw Lane, Crawshaw booth. The approved scheme includes a high-quality dwelling with landscaped gardens, driveway and integral garage, set within an attractive semi-rural plot of approximately 605 sq m. Planning permission was granted in October 2024, with key conditions already progressing, including submissions for construction management, contamination and archaeology.

The site benefits from favourable ground conditions, with reusable on-site stone and services available nearby. An archaeological watching brief is required during groundworks due to historic cottages previously on the land. The proposed home offers generous accommodation including open-plan living, four bedrooms and a principal suite.

Remediation mainly 600mm dig off northside, then replaces with greenfil soil from existing ground. Building regs have been drawn and passed, reusable stone coping on site. x5 trial holes have been done showing good ground, where the original cottages were. The site is oven ready to build on. The final job is the Archaeologist, watching brief is 2-3 days, whilst footings are dug off to the north side. Planning conditions have been discharged and construction management in place.

The vendor has estimated build costs of £200,000 to £250,000 subject to specification and detail. We estimate the end value to be in the region of £800,000 to £850,000. Buyers will need to do their own due diligence.

The land is ideal as a self build project.

More information can be found on the planning portal and the office also has more details supplied by the vendor regarding the site.

### Plot A & B

Plot A is outlined in Blue & Plot B is outlined in Red. Plot A is priced at £350,000 and Plot B is by separate negotiation.



### Plot A



### Plot A



### Plot A



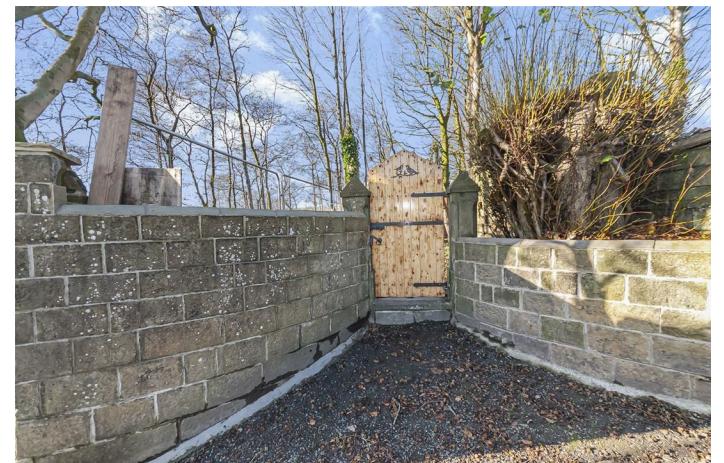
### Plot A



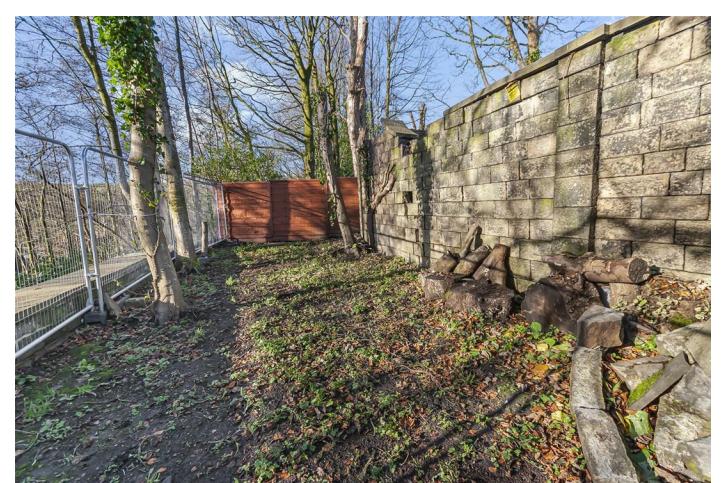
### Plot A



### Plot B



### Plot B



### Plot B

