



Land Off Ivegate Ivegate, Colne, Lancashire, BB8 9DH

Offers in the region of £400,000



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Development Opportunity in Colne, Lancashire!

Located off Ivegate in Colne, Lancashire, this prime plot of land is now available for sale, presenting a lucrative investment opportunity for developers and investors alike.

Planning Permission previously Granted for the development of 22 modern apartments, now has planning for 9 detached properties.

Situated in the heart of Colne, residents will enjoy convenient access to local amenities.

Potential for Growth: With the demand for quality housing on the rise, this project promises excellent potential for capital appreciation and rental income, making it an attractive addition to your investment portfolio.

Don't miss out on this exceptional opportunity to invest in the thriving Lancashire property market. Contact us today to secure this plot of land and turn your investment vision into reality!

For more information, please contact E&M Property Solutions on 01282 711560

Disclaimer: Any development plans are subject to relevant local authority approvals and regulations.

SERVICES

We are advised that all mains services are close by, however interested parties must satisfy themselves as to the location and capacity.

The site has a gradient from South to North enabling a 2/3 storey development. This is vacant land that is covered in naturally seeded trees and bushes. Access off Ivegate will be into a private car park for the proposed development. There will be views beyond the Retail Park towards Pendle Hill.

Description



Situation

LOCATION

The land is situated just off Ivegate as indicated on the attached plan. The site is within walking distance of Sainsbury's and the North Valley Retail Park. Junction 14 of the M65 is within ½ mile.

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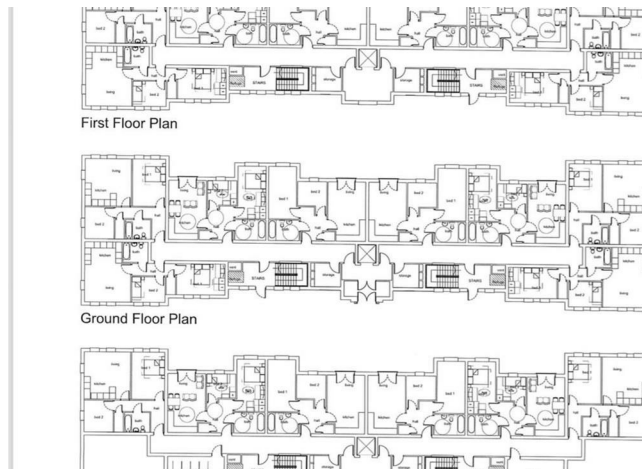
PLANNING

Planning permission was granted on 13th April 2017 for the erection of 22 apartments in a single two / three storey block with the formation of 33 car parking spaces with access from Ivegate. (Application number

null

Council Tax Band:

Available:



Floor Plans

Area Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
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