



FOR SALE

RESIDENTIAL DEVELOPMENT
OPPORTUNITY



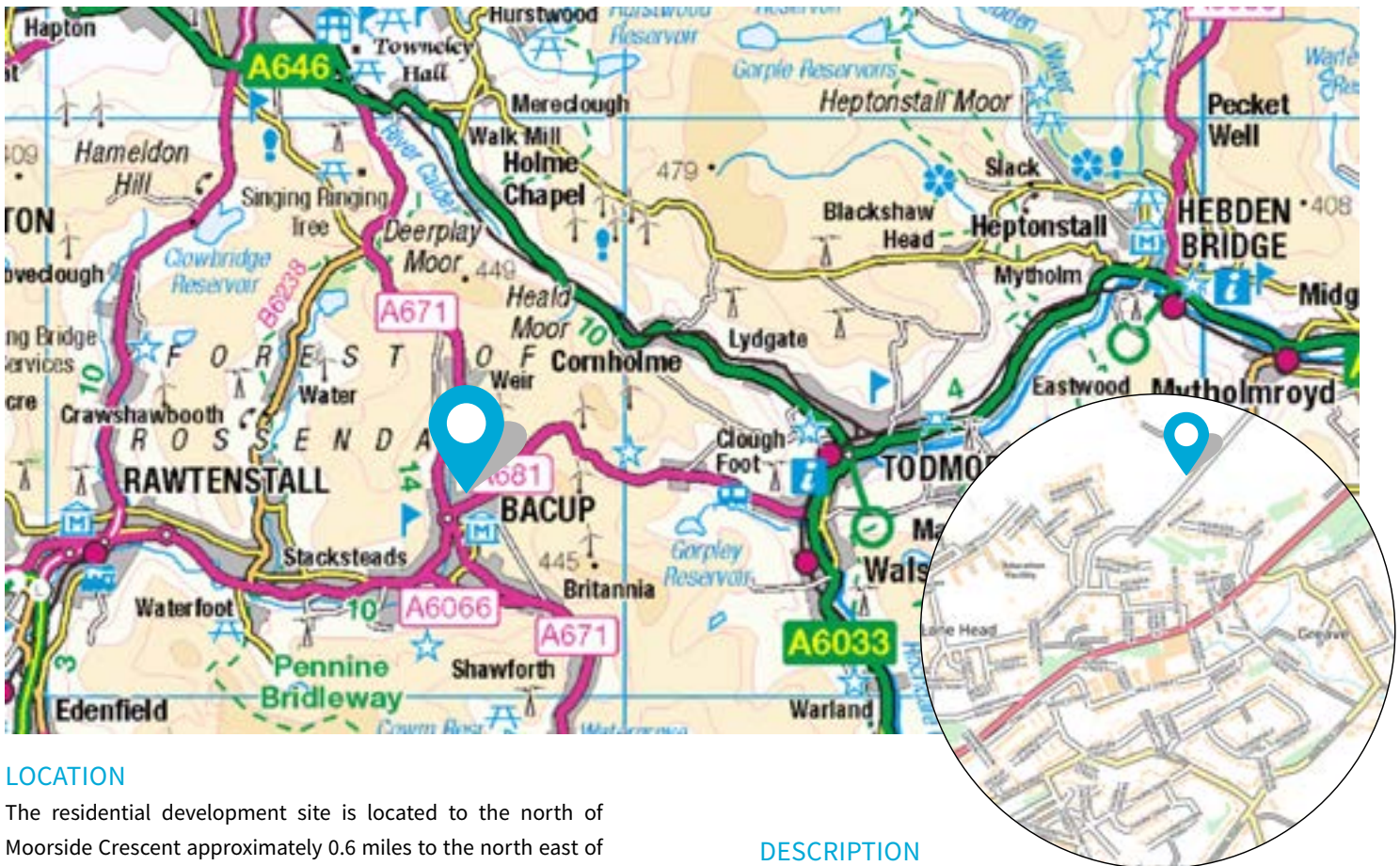
A RARE OPPORTUNITY TO ACQUIRE A RESIDENTIAL DEVELOPMENT SITE WITH OUTLINE PLANNING CONSENT FOR 29 RESIDENTIAL UNITS IN THE POPULAR TOWN OF BACUP
[LAND ADJACENT TO LANESIDE COTTAGES, TODMORDEN OLD ROAD, BACUP, LANCASHIRE, OL13 8RS](#)

- Outline residential planning for 29 residential units
- Total Site Area approximately 5.04 acres (2.041 hectares)
- Outstanding location in a sought after area in the village of Bacup
- Rare opportunity to acquire a residential development opportunity in this area
- The outline planning consent provides for a development of 4 two bedroomed houses, 15 three bedroomed houses and 10 four bedroomed houses

PRICE: OFFERS INVITED

hallsgb.com

01743 450 700



LOCATION

The residential development site is located to the north of Moorside Crescent approximately 0.6 miles to the north east of the town centre of Bacup.

The site is accessed via Moorview between Numbers 3 and 4 and has residential housing to the south and to the north and to the east open countryside and the west of the site abuts Todmorton Old Road. The site offers a slightly elevated location with attractive views over the town of Bacup and the surrounding countryside.

The site is located within proximity of all local amenities. Bacup is a town in the Rossendale Borough in Lancashire and is in the South Pennines close to Lancashire's boundaries with West Yorkshire and Greater Manchester.

The town is located in the attractive Rossendale Valley and the upper Irwell Valley. The town had a population of 13,323 at the 2011 Census. It is located approximately 3.5 miles east of Rawtenstall, 6.5 miles north of Rochdale and 7 miles south of Burnley. English Heritage has proclaimed Bacup town centre as a designated protected area for its special architectural qualities.

The town benefits from good accessibility to the national road network and is a sought after residential area.

DESCRIPTION

The property offers the opportunity to acquire an attractive well located residential development site with outline planning consent for the development of 29 residential units and associated works under Planning Application Number 2020/0008.

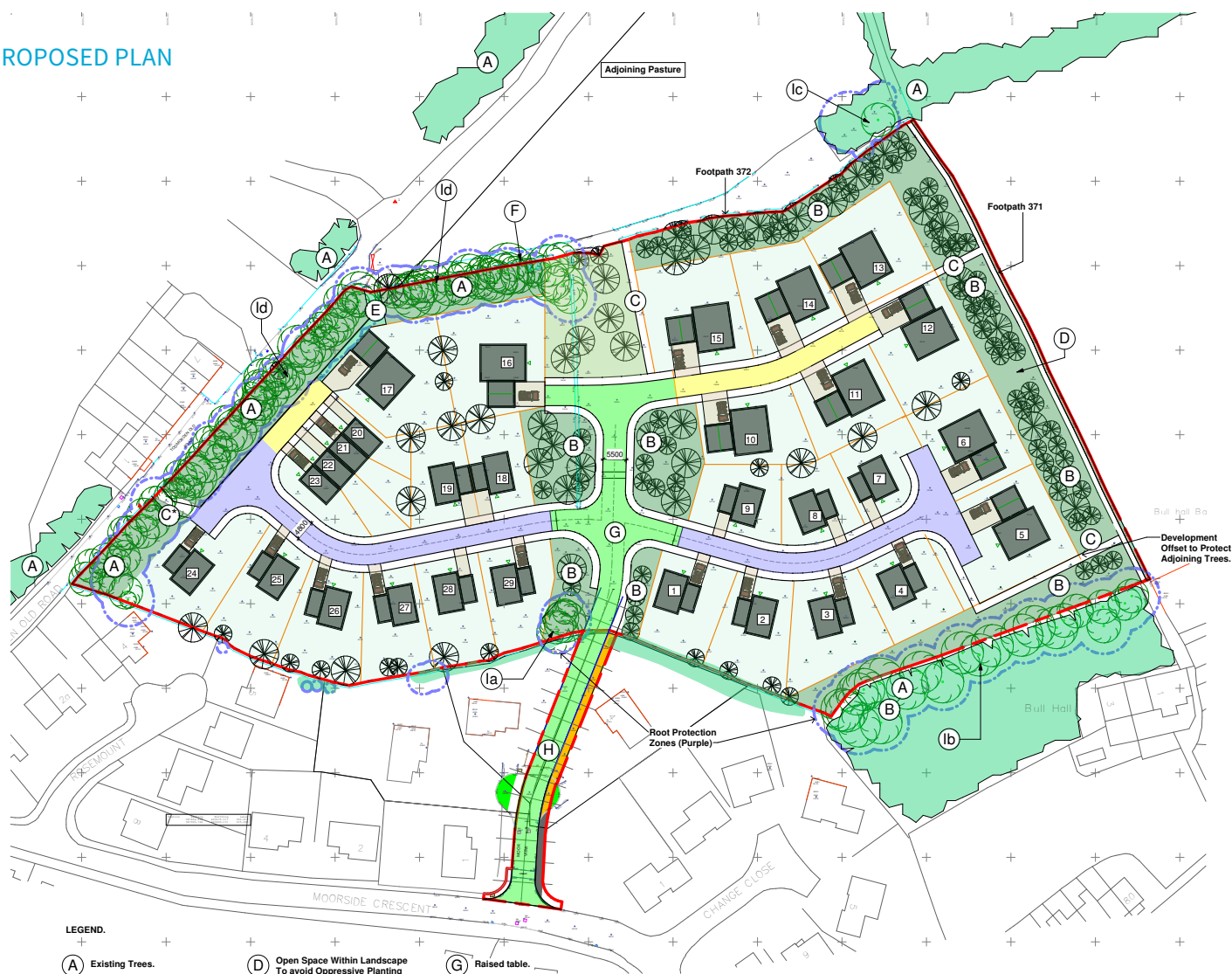
The site provides a slightly elevated site with a Total Site Area of approximately 5.04 acres (2.041 acres). The site is accessed via Moorview between Numbers 3 and 4 and has residential housing to the south and to the north and east open countryside and to the west the site abuts Todmorton Old Road. The site offers a slightly elevated location with attractive views over the town of Bacup and the surrounding countryside.

The outline planning consent provides for a development of 4 two bedroomed houses, 15 three bedroomed houses and 10 four bedroomed houses and there is a Section 106 Agreement relating to the consent. Further details available from the selling agents including access to a data room with intellectual information relating to the site or via the following link: <https://publicaccess.rossendale.gov.uk/online-applications/applicationDetails.do?keyVal=Q3SY5ENDKJX00&activeTab=summary>

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

PROPOSED PLAN



- LEGEND.**
- (A) Existing Trees.
 - (B) Proposed Tree Belt / Shelter Belt Planting, Well Defined Tree Groups in a Linear Pattern.
 - (C) Pedestrian Links. C' (3m wide)
 - (D) Open Space Within Landscape To avoid Oppressive Planting
 - (E) Emergency access
 - (F) Stone Boundary Walls to be Re-instated
 - (G) Raised table.
 - (H) Access Road to Highway Engineers design.
 - (I) TPO trees
la - group, 1 ld - group 4, lb - group 6, lc - group 5.



FOR ILLUSTRATIVE PURPOSES ONLY



FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

ACCOMMODATION

(All measurements are approximate only)

	ACRES	HECTARES
TOTAL SITE AREA	5.04	2.041

PRICE

Offers are invited for the purchase of the property with the benefit of planning consent for residential development

VAT

All prices are quoted exclusive of VAT. We understand that the property is not elected for VAT and therefore VAT will not be charged on the sale price.

SERVICES

(Not tested at the time of inspection)

All services are understood to be available for connection to the property subject to normal connection charges.

TENURE

The property is offered for sale Freehold with vacant possession.

The property is held under THE OWNERSHIP OF Tittle Number LA603341.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of this transaction.

DATAROOM

Access to a dataroom relating to the site is available from the selling agents upon request

LOCAL AUTHORITY

Rossendale Borough Council, The Business Centre, Futures Park, Bacup, OL13 0BB
Telephone: 01706 217777

PLANNING

Interested parties are advised to make their own enquiries to the local authority.

The property is sold with the benefit of the following planning consent:

Outline planning consent for the development of 29 residential units and associated works under Planning Application Number 2020/0008.

The outline planning consent provides for a development of 4 two bedroomed houses, 15 three bedroomed houses and 10 four bedroomed houses and there is a Section 106 Agreement relating to the consent.

The sale of the property will not be subject to any overage provisions. Originally the land was allocated for 49 residential units by the local planning authority.

It should also be noted that the vendors subject to the agreement of terms may give consideration to the sale of further land to the north that they own which extends to approximately 1.28 acres (0.52 hectares) and is shown approximately edged blue on the attached plan and maybe able to incorporated in any future development, subject to statutory consents.

Further details are available from the selling agents.

VIEWING

Viewing via the selling agents:

James Evans
07792 222 028
E: james.evans@hallsgb.com

Harriet Shakeshaft
07538 912 096
E: harriets@hallsgb.com

Commercial Department
E: commercialmarketing@hallsgb.com



01743 450 700

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or

her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

hallsgb.com

01743 450 700