



PRESTIGE & VILLAGE

UK's finest properties



ADJACENT LANESIDE COTTAGES, TODMORDEN OLD ROAD, BACUP, OL13

A rare opportunity to acquire a residential development site with outline planning consent for 29 residential homes in the popular town of Bacup in Lancashire, with a plot adjacent also available.

The residential development site is located within proximity of all local amenities, approximately 0.6 miles to the north east of the town centre of Bacup. Bacup has a population of 13,562 (2021 Census).

The site offers a slightly elevated location with attractive views over the town of Bacup and the surrounding countryside. Bacup is a town 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.

ASKING PRICE £1,200,000

ADJACENT LANESIDE COTTAGES

TODMORDEN OLD ROAD, BACUP, OL13 8HX



- Outstanding location with countryside views
- 35,306ft² / 3280m² development floorspace
- Good accessibility to the national road network
- Adjacent plot of land available separately, measuring approximately 1.28 acres (0.52 hectares)
- Lots of surrounding amenities and activities
- Sought after residential area
- Outline Planning for 29 residential homes 2020/0008
- English Heritage has proclaimed Bacup town centre as a designated protected area for its special architectural qualities

Outline planning for 29 residential homes, granted in August 2023 separately, measuring approximately 1.28 acres (0.52 hectares)

4 Two Bed Townhouse

13 Three Bed Detached

10 Four Bed Detached

2 Three Bed Semi Detached

Site identified as suitable for development within the Emerging Local Plan

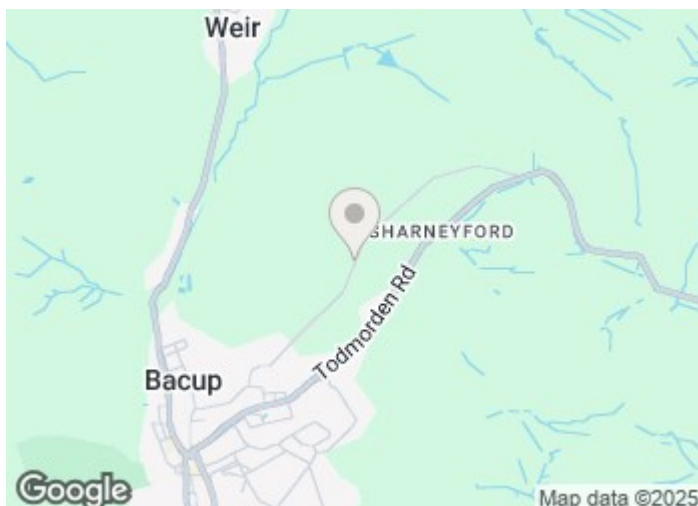
Total Site Area approximately 5.04 acres (2.041 hectares)

35,306ft² / 3280m² development floorspace

Outstanding location with countryside views

Full suite of reports relating to the site available

Adjacent plot of land available



Directions

Shore Service Station Britannia, Bacup OL13 9SY
Head north-west on Market St/A671 towards Prince St 1.7 mi At the roundabout, take the 2nd exit onto Yorkshire St/A681 Continue to follow A681 0.3 mi Turn left onto Carlton St 233 ft Continue onto Greensnook Ln 390 ft Turn right onto Todmorden Old Rd 0.3 mi Todmorden Old Rd Bacup OL13 8RS

Band New Build



FLOOR PLAN



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	