Fine & Country Rossendale & North Manchester
1a-1b Bank Street, Rawtenstall, Rossendale, BB4 6QS
01706-531315 rossendale@fineandcountry.com

- DEVELOPMENT SITE FOR 8 DETACHED HOUSES
- Full Planning Permission Granted
- 4x 4 Bedroom & 4x 5 Bedroom Executive Homes
- Superb Location With Rawtenstall Centre Nearby
- Views & Mature Wooded Boundaries To Site
- Existing Detached House with Driveway On Site
- Contact Our Rawtenstall Office For Any Enquiries
- VIEW BY APPOINTMENT ONLY - Contact Us To View

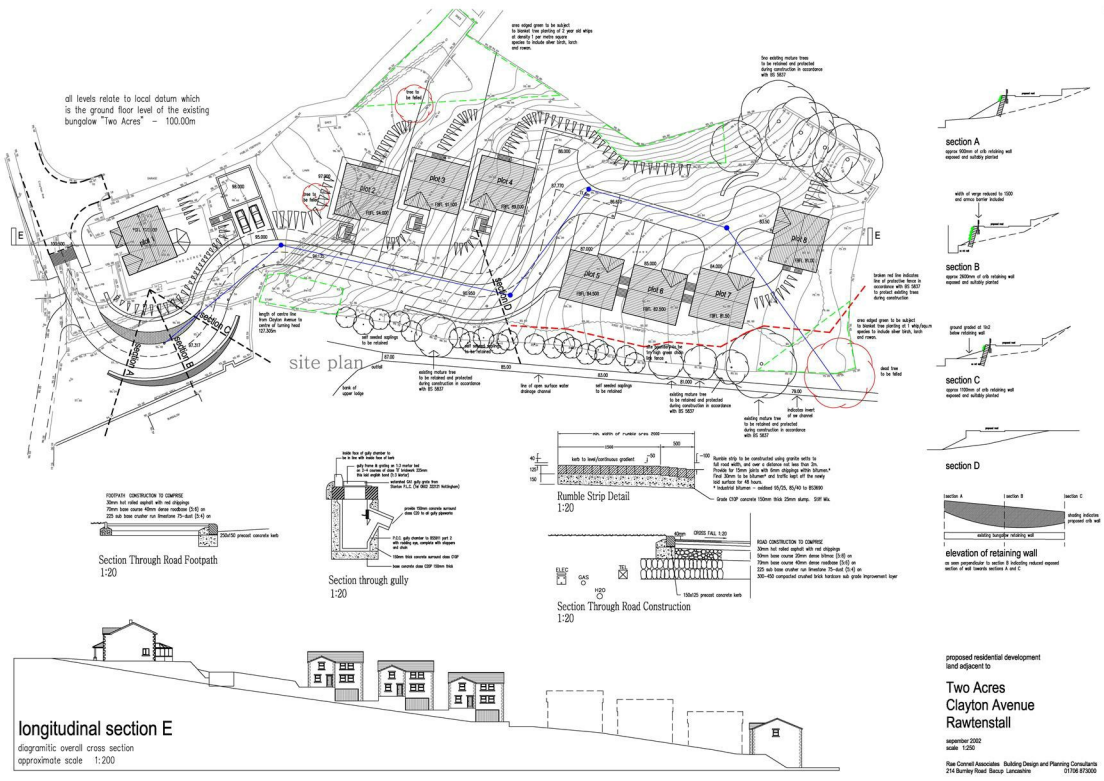
fineandcountry.com™

Land at Two Acres, Clayton Avenue, Rossendale, BB4 6EW

£700,000
Offers Over

Land at Two Acres, Clayton Avenue, Rossendale, BB4 6EW

DEVELOPMENT LAND WITH FULL PLANNING PERMISSION FOR 8 EXECUTIVE DETACHED HOMES - 4x 4 Bedrooms, 4x 5 Bedrooms, Rarely Available Building Land Ready To Go, Good Views, Great Position For Rawtenstall Centre / Local Amenities / Transport Links - Contact Our Rawtenstall Office Exclusively For All Enquiries - VIEWING BY APPOINTMENT ONLY



Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attentio n is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the autho rity to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Clayton Avenue, Rawtenstall, Rossendale is a superb opportunity to acquire a development plot in sought after position close to Rawtenstall centre, with full planning permission granted for 8x executive detached homes. Comprising 4x 4 bedroom units and 4x 5 bedroom units, this is an unparalleled chance to develop a high-specification site of outstanding properties.

Currently, the site houses one detached dwelling including driveway parking, with the remainder of the development area comprising the property's gardens and grounds. Access is directly from the head of Clayton avenue itself and via the existing property's entranceway.

Planning on the site is extant, with initial works on access having been confirmed as previously begun. The planning reference for the approved scheme, at Rossendale Borough Council, is 2002/532. A Lawful Development Certificate confirming a material start was made, was produced as a result of planning reference 2016/0273.

Located within easy reach of a great range of local amenities, the site also has excellent transport links close by, via M66/M60/M65/M62 motorway links to local and regional destinations. Open countryside is accessible within just a few minutes and throughout Rossendale as a whole, a great range of leisure, shopping, healthcare and other resources is widely available. Housing demand in the area is currently strong and there is expected to be robust demand for properties such as those approved.

For all enquiries, please contact our Rawtenstall office - viewing is available BY APPOINTMENT ONLY, due to the existing premises onsite.

Agents Notes

Disclaimer F&C