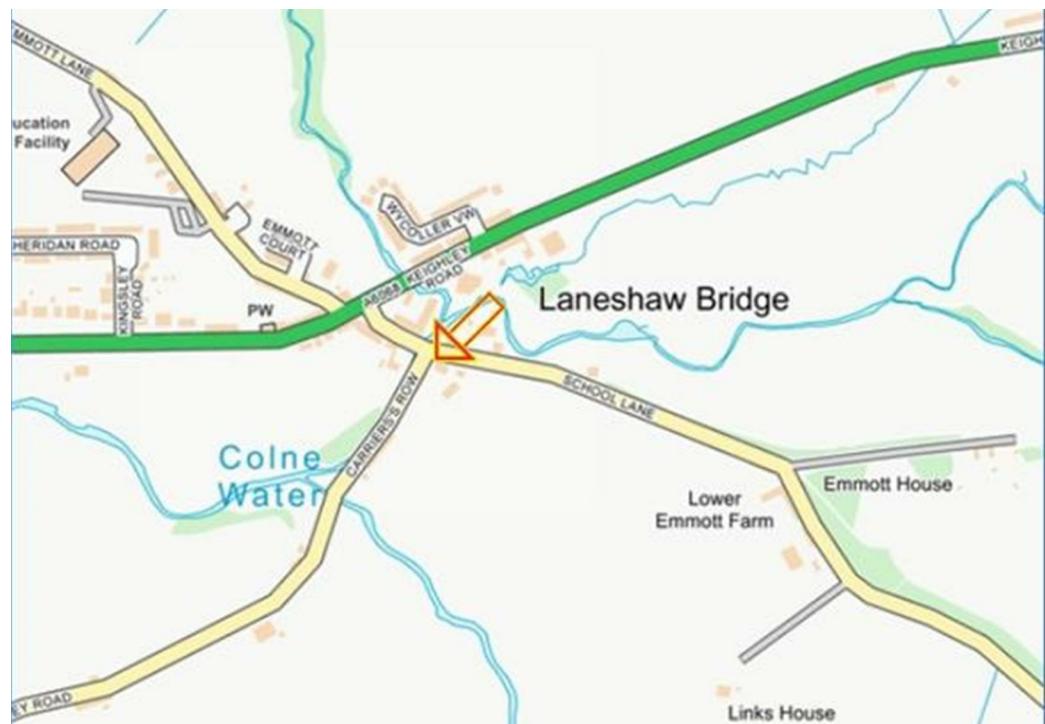


Land School Lane, Colne, BB8 7JB  
Price On Application  
Council Tax Band:



**Farrar & Forbes**  
ESTATE AGENTS  
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The site is located to the rear of properties at the junction of Keighley Road with School Lane, close to Colne Water. Additional land may be available by separate negotiation.

This is a Greenfield site which benefits from superb views towards open countryside and is extremely conveniently located for access into Colne and the M65, placing it within commuting distance for a number of the larger towns.

Planning Permission was obtained as Planning in Principle for 9 dwellings under Planning Application No. 25/0372/PIP. This confirms that the Local Authority would, in principle, have no objections to the development for 9 properties, the land is of sufficient size to accommodate a greater density and interested parties should make their own enquiries direct to Pendle Borough Council on 01282 661661.

Planning Consent provides for access off School Lane which would require the demolition of a cottage which is currently occupied but offered with the benefit of vacant possession on completion of any sale.

Details of the Planning In Principle can be found on the Pendle Borough Council Planning Portal, quoting the above Planning Application number.

The vendors of this site own land adjacent and nearby that currently has Planning Consent for 5 detached houses and negotiations regarding both sites would be considered.

We are advised that all mains services are available along either Keighley Road or School Lane, however neither ourselves nor our clients have undertaken any investigations as to the adequacy and exact location, and interested parties should satisfy themselves as to the availability of the services.



# Farrar & Forbes

ESTATE AGENTS

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Colne

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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	