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Prime Residential Development Opportunity in Desirable Village Location

FOR SALE

GREENBANK FARM

GREENBANK DRIVE

FENCE

BURNLEY

LANCASHIRE

BB12 9QJ

9.92 Acres (4.01 Hectares)

- Sought after village setting in Fence, Lancashire.
- Planning in Principle for up to five detached dwellings, with an indicative scheme of four, four bedroom homes with garages and one, three bedroom home, all with private gardens and parking.
- Existing bungalow premises included within the development site.
- Adjoining land to the rear extending to approximately 9.25 acres.

LOCATION

The site is situated on Greenbank Drive, just off Wheatley Lane Road, within the highly regarded village of Fence. The location is within convenient walking distance of the village primary school, local store and Post Office, and benefits from good road links to Burnley, Nelson and the M65 motorway.
Noggarth Road borders the site to the north east and provides onward connections to the popular villages of Roughlee, Newchurch and Barley.



DESCRIPTION

The site presents an excellent opportunity to acquire a prime residential development site extending to approximately 0.67 acres, which includes an existing bungalow premises and benefits from Planning in Principle for up to five detached dwellings.
The indicative plans submitted in support of the application illustrate five detached dwellings, each with a private garden and accessed from a new private drive. The illustrative layout includes four, four bedroom dwellings, each with a garage and off road parking, together with one, three bedroom dwelling with off road parking.
In addition, the sale includes adjoining land to the rear extending to approximately 9.25 acres. The total site extends to approximately 9.92 acres (4.01 hectares).



SITE AREA

9.92 acres (4.01 hectares)

SITE INVESTIGATION

Access can be made available for parties requiring further site investigation subject to prior confirmation and appointment. We will require indemnification in respect of any third party claims arising from an inspection being undertaken.



PLANNING

Planning in Principle was granted on 20th August 2025 for the erection of up to five dwellings, with indicative plans illustrating four, four bedroom dwellings and one, three bedroom dwelling. Full details of the planning consent can be viewed on the Pendle Planning portal using the application reference **25/0388/PIP**. Detailed enquiries should be made direct to Pendle Borough Council on 01282 661661.

PRICE

£900,000

SERVICES

We understand that all mains services are available within the immediate vicinity.

SERVICES RESPONSIBILITY

We understand that all mains services are available within the immediate vicinity.

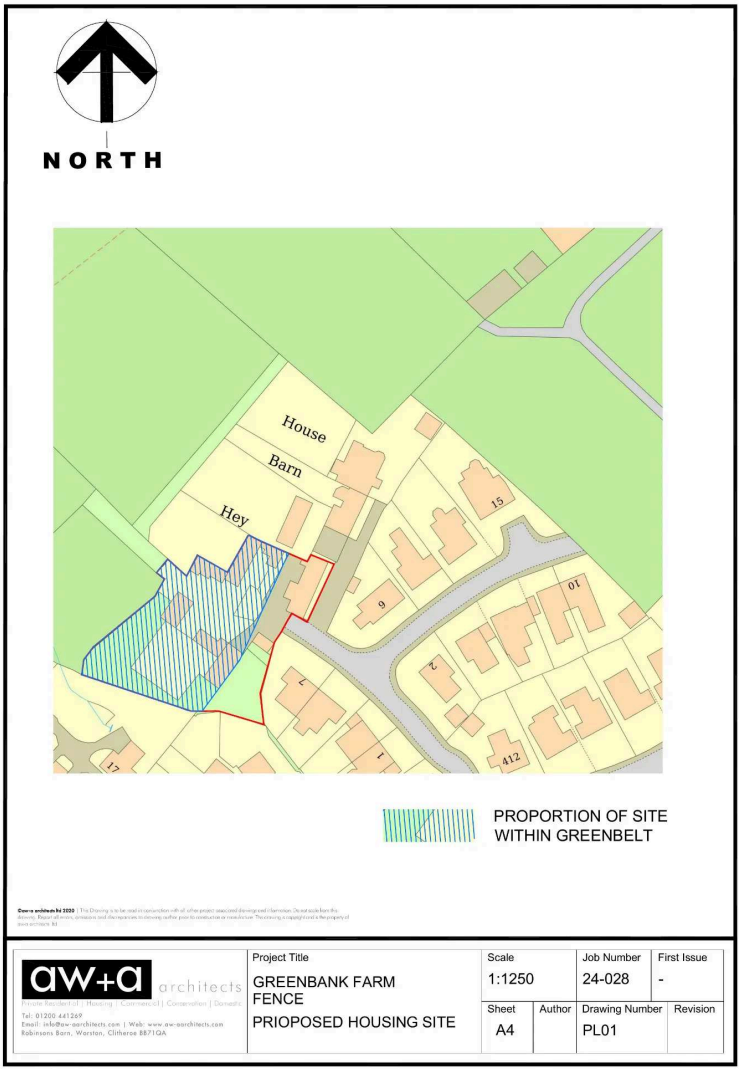
LEGAL COSTS

Each party is to be responsible for their own legal costs.









Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion, Manchester Road, Burnley, BB11 1HH

Legal Costs

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Planning

Planning in Principle granted for up to five dwellings. Pendle reference: 25/0388/PIP.

Services

We understand that all mains services are available within the immediate vicinity.

DISCLAIMER 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 or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.