



Current Planning For 8 Dwellings With Possibility Of Up To 100 Houses On The Full Site

FOR SALE

**OSWALD STREET
BURNLEY
LANCASHIRE
BB12 0XB**

**0.13 - 0.2 Acres (0.05 - 0.08
Hectares)**

- Planning consent for 8 substantial detached houses, with potential for up to 100.
- Convenient location for both Burnley town centre and its amenities and 5 minute drive for access to the M65.
- Pleasant general aspect with some open views.

Location

Oswald Street is situated just off Brougham Street and is conveniently located for Burnley town centre and its amenities.

Description

Our clients own land with planning permission for eight large detached houses, the site is next to the Gleeson development Armytage Grove.

The land is for sale as per the attached plan and has detailed consent for residential use. Future owners might consider a more dense layout of 32 homes to one hectare. The site with detailed planning consent is 6,600 square meters.

The houses proposed are detached four, five or six bedrooms with facilities for a lift and separate male and female rooms if required. All on generous plots.

The section of land forms part of an 8.15 acre site owned by our clients. The whole site is available to purchase.

Site Investigation

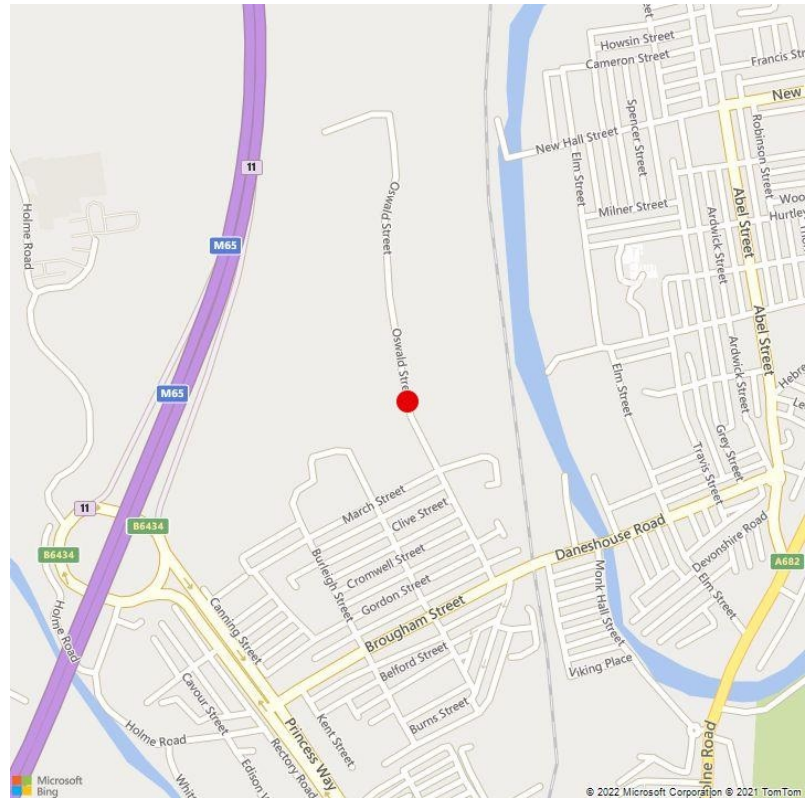
Access can be made available for parties requiring further site investigation subject to prior confirmation and appointment. We will require indemnification in respect of any third party claims, how so ever rising from an inspection being undertaken.

Tenure

Leasehold on a 250 year lease.

Services

We are advised that all mains services are available close by, however it is the prospective purchaser's responsibility to verify that all services are of adequate capacity and suitable for their purpose.



Planning

Planning permission was granted on 24th May 2019 for 8 detached dwellings. Application number APP/2019/0069

Price

The land with planning for 8 plots is available at £400,000.
The whole 8.15 acres is available at £2 million.

Tenure

Leasehold on a 250 year lease.

Additional Information

Legal Costs

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

VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Viewings

Petty Commercial
Empire Business Centre,
2 Empire Way,
Burnley,
BB12 6HH

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 of representation 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.