



Residential Development Site

FOR SALE

**BURY ROAD
RAWTENSTALL
ROSSENDALE
LANCASHIRE
BB4 6DD**

0.1 Acres (0.04 Hectares)

- Planning Permission for new build block of four large one bedroomed apartments.
- Conveniently located for Rawtenstall town centre.
- Within 5 minutes drive of access onto the M66 and the national motorway network. Generous plot.

Location

The plot fronts Bury Road, just out of Rawtenstall town centre and is located on the corner with Lomas Lane, (as shown edged in red on the attached plan).

Rawtenstall town centre which is within walking distance of the site office has a wealth of facilities including restaurants, leisure uses and an attractive shopping area on Bank Street. It is also superbly connected being within a five minute drive of access onto the M66 which links with the M60 and national motorway network.

Description

Traditional terraced, semi-detached and the property is adjacent to a block of retail premises.

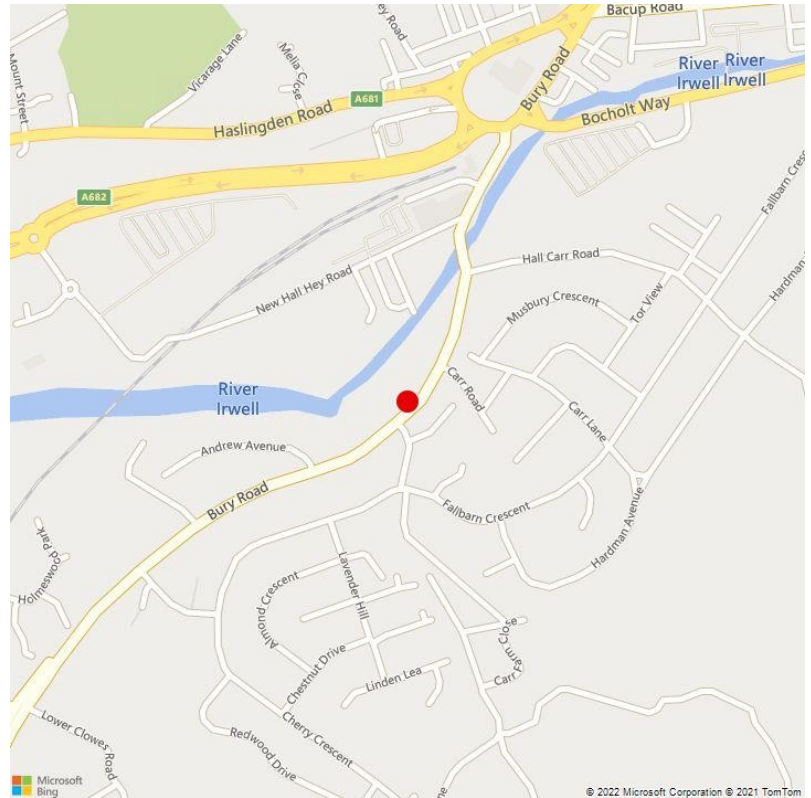
Proposed development plans attached.

Site Investigation

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

Services

We are advised that all mains services are available along Bury Road, however interested parties must satisfy themselves as to the exact availability and capacity.



Planning

Planning permission was granted in June 2021 for the construction of an apartment block containing four 1 bedroomed apartments with associated works application 2021/0244, a copy of the application can be seen on the Rossendale Borough Councils Planning Portal.

Price

£130,000 (one hundred and thirty thousand pounds). ONO.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.