



Commercial Development Site - Subject to Planning.

FOR SALE

**LAND ADJACENT TO WEST
CRAVEN
WEST CRAVEN DRIVE
EARBY
BARNOLDSWICK
LANCASHIRE
BB18 6JZ**

22 Acres (8.9 Hectares)

- Potential commercial development site close to existing business park.
- Occupants in the area include Weston Aerospace, Neal & Wolf, Uniroyal Global and Pendle Forklifts.
- Pleasant semi rural location approx. 5 miles from J14 M65 and convenient for West Yorkshire towns including Skipton.
- What3words ///: polite.enthused.unicorns

Location

The land is situated to the rear of West Craven Business Park with access available off West Craven Drive.

The current West Craven Business Park is a popular modern Industrial Estate in a village location. It comprises a mix of industrial and office users and occupied with good quality companies including, Weston Engineering and Uniroyal Global.

Earby town centre and its facilities are within approximately ¼ mile and access going west to the M65 is approximately 5 miles to junction 14 and going east the town of Skipton and North Yorkshire are available in approximately a 20 minute drive.

Description

The site is undulating and has been used for agricultural purposes for many years. We understand that there is a small area that has at one time been used as a local tip and there is a mains water supply running through the site.

The site extends to approximately 22 acres (8.9 ha) and is edged red (for identification purposes only)

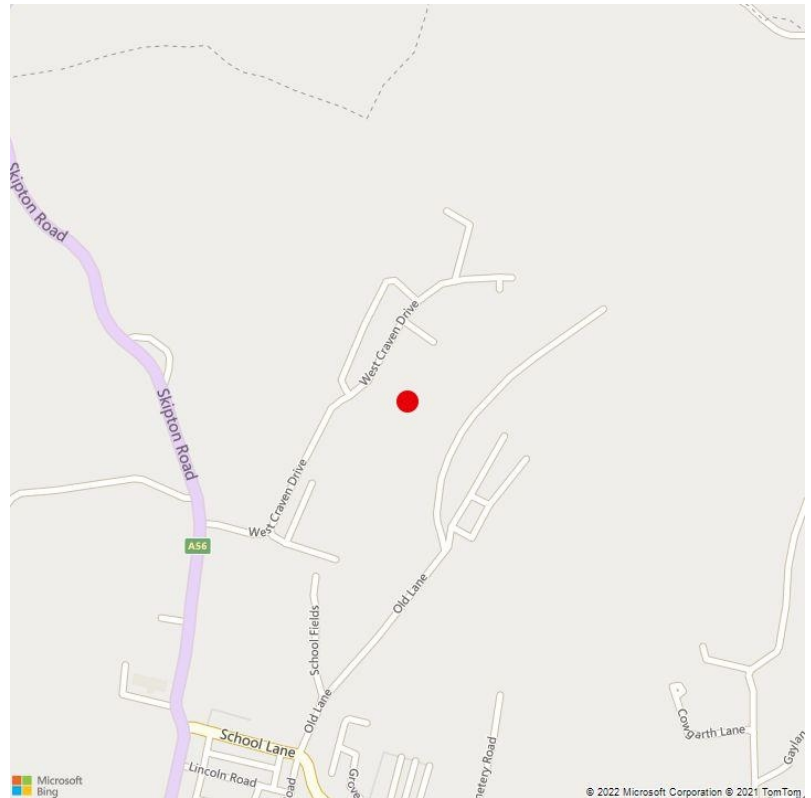
Accommodation

Vehicular access to the site is available from West Craven drive over third party land (coloured brown on the aerial photo above). A suitable right of way, easement etc will need to be negotiated alongside the purchase of the land.

The vendors have approached the owner of the access who has indicated, in principle, that they are willing to make this available

Planning

We are advised that the local planning authority Pendle Borough Council 01282 661661, have indicated that they would look favourably towards a commercial development on this site. Enquiries should be made directly to the Council.



Price

Offers invited on either an unconditional or conditional basis.

Services

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

A measured survey of the site has been undertaken and can be made available to interested parties in either PDF or CAD format.

Services Responsibility

It is the prospective purchaser's responsibility to satisfy themselves as to the ground conditions and availability of services.

Tenure

Freehold. Vacant possession available on completion.

There is a Restrictive Covenant limiting some development on an area at the rear of the site adjacent to the residential development.

Additional Information

EPC

An Energy Performance Certificate is available upon request.

VAT

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

Viewings

Petty Chartered Surveyors
Suite 125b, Empire Business
Centre 2 Empire Way Off
Liverpool Road 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.

