



Residential Development Opportunity

FOR SALE

**LAND AT PARK AVENUE
PARK AVENUE
HASLINGDEN
ROSSENDALE
LANCASHIRE
BB4 6PP**

2.47 Acres (1 Hectares)

- FOR SALE BY INFORMAL TENDER
- Excellent Freehold site.
- Popular residential area close to a number of respected schools and easy access to the M66/M65 motorway network.
- Generally level site, with good quality housing surrounding.
- Closing date for Tender 5pm on Monday 18th December 2023.

Location

The site is located to the south east of Haslingden town centre fronting Park Avenue close to its junction with Manchester Road (A56) being within one mile of Haslingden town centre and all its amenities and within a ¼ mile access to the M66 which links with the M61 and M60 to the north and M65 leading over to Yorkshire in the west.

It is conveniently located for Victoria Park and a number of respected schools.

SITE AREA

2.47 Acres (1.00 ha) Edged Red

0.93 Acres (0.37 ha) Edged Blue

TENURE

Freehold

Description

The site is currently vacant and undeveloped. Adjacent is land also owned by the Council that may be sold by separate negotiation (edged in blue).

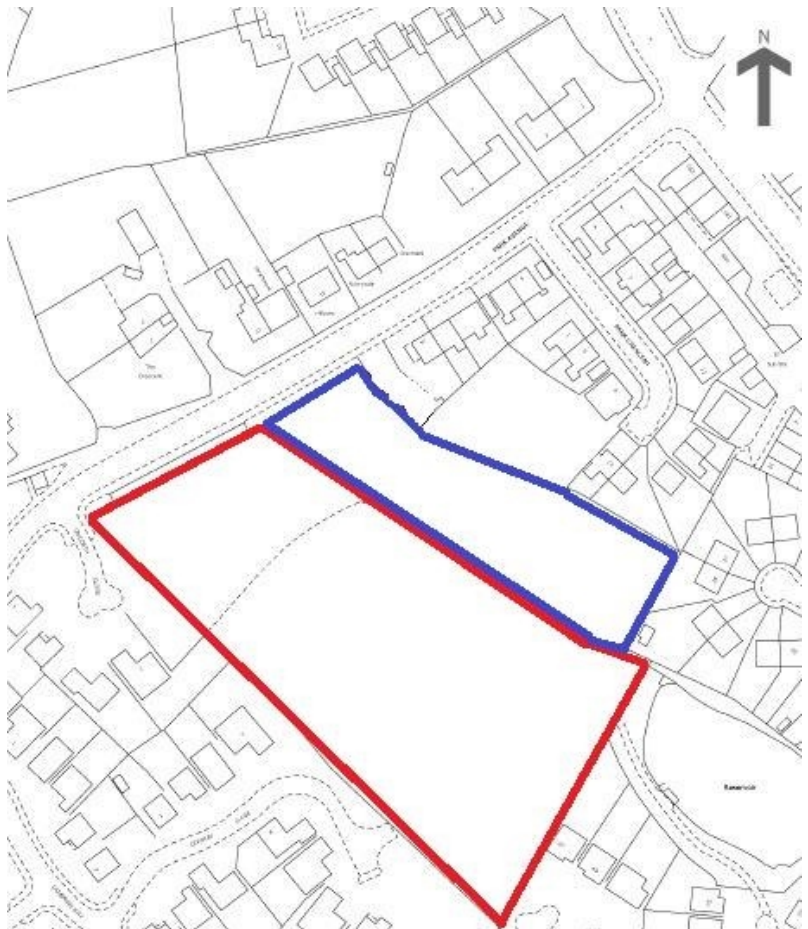
This is in an area of mixed houses and ages. Directly adjacent to the site is a residential development of three and four bed roomed houses that were constructed in the 1990's. Park Avenue is predominantly semi-detached dwellings dating to the early 20th century.

Site Investigation

The site is open for investigation.

Access can be made available or parties requiring further investigation, subject to prior confirmation and appointment.

We will require indemnification in respect of any third party claims howsoever arising as a result of an inspection being undertaken.



Planning

No formal planning application has been submitted, however, Rossendale Borough Council (RBC) have indicated that the site would be suitable for residential development of up to 30 dwellings. RBC would require a minimum 30% affordable housing and 20% of the dwellings should be tailored to meet the needs of the elderly or disabled residents. RBC are looking for a house builder with the "Home Mark Standard".

Contact details for Rossendale Borough Council Planning department are 01706 217777. A pre-app pack has been prepared by the Council and is available on request.

Price

SALE PROCESS

The sale is by way of Informal Tenders. Offers should be submitted on the prescribed form by 5pm on Monday 18th December 2023.

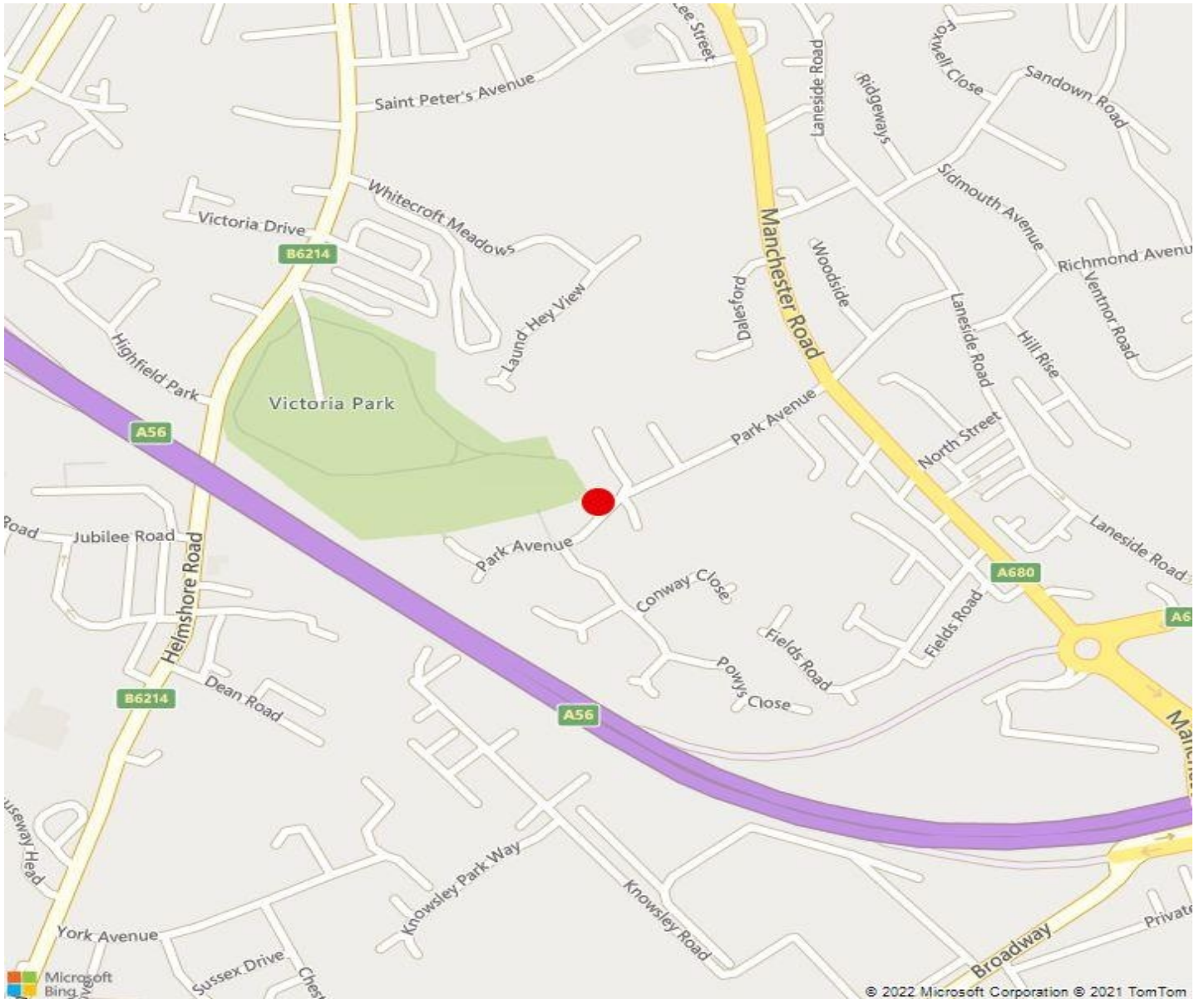
Tender documents are available on request.

Services

We are advised that all main services are available along Park Avenue, however neither ourselves or our clients have undertaken any investigations as to the adequacy and exact location and interested parties should satisfy themselves as to the availability of all services.

Phase1 and preliminary Phase 2, site investigations have taken place and are attached in appendices.





Additional Information

Viewings

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

Legal Costs

Each party is responsible for
their own legal costs.

VAT

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

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.

