



RESIDENTIAL DEVELOPMENT SITE

FOR SALE

Land off Lower Timberhill Lane
Burnley
Lancashire
BB11 2RH

Size: 0.54 acres approximately

- **Planning permission for five detached houses.**
- **Services available including mains water and electricity to the edge of the site.**
- **Semi rural location yet convenient for all amenities.**
- **Popular residential location**

LOCATION

The site is situated just off Moseley Road approximately one mile from Burnley Town Centre and all its amenities.

This is a secluded and popular location being surrounded by good quality detached properties.

DESCRIPTION

A generally level plot accessed directly off Timberhill Road.

The site has been used as a ménage for many years. Adjacent to the site is a small piece of land that will be included in the sale.

SERVICES

The vendors have paid for the mains water connection to the site to all 5 plots at £18,200. Further mains electricity has been provided at a cost of £42,000. There is no gas in the area. A septic tank (treatment plant) will need to be provided for foul drainage.

SERVICES RESPONSIBILITY

It is the prospective Purchaser's responsibility to verify that all services and systems are of adequate capacity and suitable for their purpose.

PLANNING

Planning permission was granted for four dwellings application number APP/2013/0367 in June 2017. Planning for the fifth dwelling was granted on 30th April 2019 App/2019/0054

Details of both applications are available on Burnley Borough Council's website:

<https://www.burnley.gov.uk> or telephone number 01282 425011

TENURE

Freehold

PRICE

£475,000 (four hundred and seventy-five thousand pounds)

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.

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.

VIEWING

The site is open for inspection.

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