



## Land & Development in BB8

Coal Pit Lane, Colne, Lancashire, BB8 8NR

**£117,000** Starting Bid

Tenure

**Freehold**

## Property features

- ✓ Fantastic opportunity with potentially of more development opportunities subject to planning
- ✓ Approximately 1.4 Acres of land
- ✓ Planning permission granted for 2 holiday homes
- ✓ Great views over the valley
- ✓ Close to Colne town centre

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via secure sale online bidding - terms and conditions apply.

This exceptional parcel of land presents a rare and exciting opportunity for investors and developers alike. Extending to approximately 1.4 acres, the site benefits from full planning permission for the construction of two holiday homes, making it an ideal prospect for those seeking to capitalise on the growing demand for high-quality holiday accommodation in this desirable area.

The land occupies an elevated position, affording outstanding views over the picturesque valley, creating an attractive setting for future occupants and enhancing the appeal of any completed development. Situated in close proximity to Colne town centre, the location combines the tranquillity of a semi-rural outlook with the convenience of easy access to a wide range of local amenities, shops, and transport links.

The granted planning permission provides a clear route to immediate development, while the generous size of the plot may offer further potential for additional projects, subject to obtaining the necessary consents from the local authority. This flexibility ensures the site will appeal to a wide variety of buyers, from those looking to deliver bespoke holiday accommodation to investors considering longer-term strategies.

The surrounding area is renowned for its natural beauty, attracting visitors throughout the year, which further underlines the commercial viability of holiday home ventures on this land. With its combination of size, location, and existing planning approval, this is a remarkable chance to acquire a substantial site with both immediate and future development potential. Interested parties are encouraged to review the planning documents and make their own enquiries regarding any further development possibilities. Secure Sale online bidding ensures a transparent and straightforward purchasing process, and early viewing is highly recommended to fully appreciate the scope and possibilities on offer.

This is a unique opportunity to secure a prime development site in a sought-after location, perfectly positioned to take advantage of the local tourism market and the continuing popularity of holiday lets in the region. Do not miss the chance to invest in this outstanding site, which offers both immediate development options and the potential for further enhancement, subject to planning. For further information or to arrange a viewing, please contact our office at your earliest convenience.

Price: Starting Bid £117,000

Property Type: Land & Development

Business Type: Residential Investments

Parking: None

## Description

Exceptional parcel of land presents a rare and exciting opportunity for investors and developers alike



## Location

Situated in close proximity to Colne town centre



## Tenure

Freehold - Title number LA941931



## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.





Coal Pit Lane, Colne, Lancashire, BB8 8NR

Contact your local branch today for more information on this property:

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commercial@pattinson.co.uk, www.pattinson.co.uk**

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