



Application Ref: 17/0617/FUL

RESIDENTIAL DEVELOPMENT SITE FOR 6 DETACHED DWELLINGS WITH GARAGES AND A NEW PRIVATE ACCESS DRIVEWAY

FOR SALE

Land to the rear of
8 Birch Hall Lane
Earby
Lancashire
BB18 6JX

Size: 1.1 acres (0.42 ha)

- Extending to approx. 1.1 Acres.
- Planning permission for 6 detached houses with new private access.
- Pleasant semi rural location.
- Convenient for local amenities within Earby and within 5 miles of Junction 14 of the M65

LOCATION

The land is situated just out of Earby town centre and is best approached by leaving the centre of Earby heading out along Red Lion Street, this becomes Mill Brow Road and leads onto Birch Hall Lane and the site is situated at the top of the Lane on the right hand side.

DESCRIPTION

A vacant field to the rear of 8 Birch Hall Lane, the site has a benefit of Planning Permission for the development of 6 substantial detached houses with garages.

The land is accessed directly off Birch Hall Lane and is generally level with the benefit of attractive rural views to the rear. It has previously been used in association with the cottage for garden purposes and to our knowledge has never been built upon.

PLANNING

Planning permission was approved on 7th December 2017 for the residential development of 6 detached dwellings application number 17/0617FUL. A copy of the decision is available on request or alternatively please visit Pendle Borough Council's website or contact them directly on 01282 661 661.

SITE INVESTIGATION

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

SERVICES

We are advised that all mains services are available along Birch Hall Lane. Interested parties should satisfy themselves as to the exact location and availability.

PRICE

On Application

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

VAT

VAT is not chargeable on the site.

VIEWING

By appointment contact:

Petty Chartered Surveyors
Imperial Chambers, Manchester Road
Burnley, BB11 1HH

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