



LAND IDEALLY SUITED TO RESIDENTIAL DEVELOPMENT

For Sale

Land Adjacent to Edgar Street
Nelson
Lancashire
BB9 8HA

0.56 Hectares of Land Ideally
Suited to Residential Development

Property Information

- Situated between Elder Street and Colbran Street, just off Leeds Road with open views towards Pendle Hill.
- Relatively level site, cleared and ready for development.
- Indicative scheme prepared and correspondence from Pendle Borough Council confirming the likely support of an application.

LOCATION

The site was formerly occupied by Walter Lambert & Sons and was accessed originally off Edgar Street with the plot being situated between Colbran Street and Elder Street, just off Leeds Road and close to its junction with Reedyford Road (see location plan).

DESCRIPTION

The former Walter Lambert's factory was affected by fire damage and as a result the site was cleared, levelled and left finished in hardcore.

The land has a pleasant aspect towards Pendle Hill and extends to approximately 0.56 of a hectare (see attached plan).

PLANNING

An indicative scheme was prepared by Crosby Chartered Surveyors, as can be seen on the particulars. This was submitted to Pendle Borough Council for pre-application advice (GEN/2013/0192). The application was for 20 dwellings. The Officer commenting was Alex Cameron and a copy of the response is available upon request. Generally, it indicates that the proposed layout is acceptable, although they would request some minor amendments.

SERVICES

We are advised that all mains services are available to the site however the purchaser must satisfy themselves as to capacity and suitability.

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 howsoever arising as a result of an inspection being undertaken.

PRICE

On application.

TENURE

Understood to be freehold.

LEGAL COSTS

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

VAT

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

VIEWING

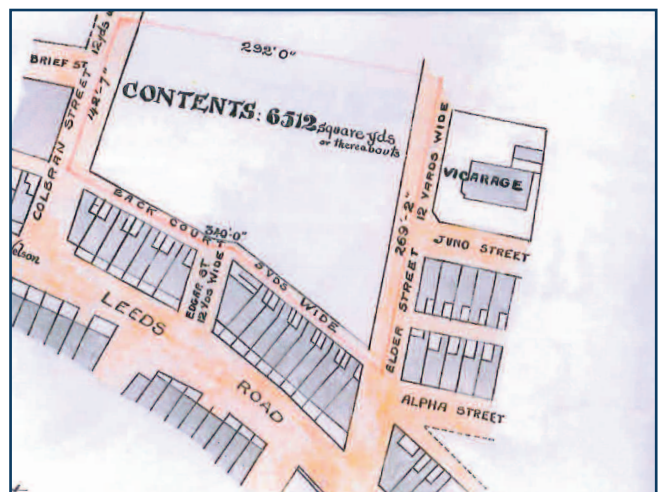
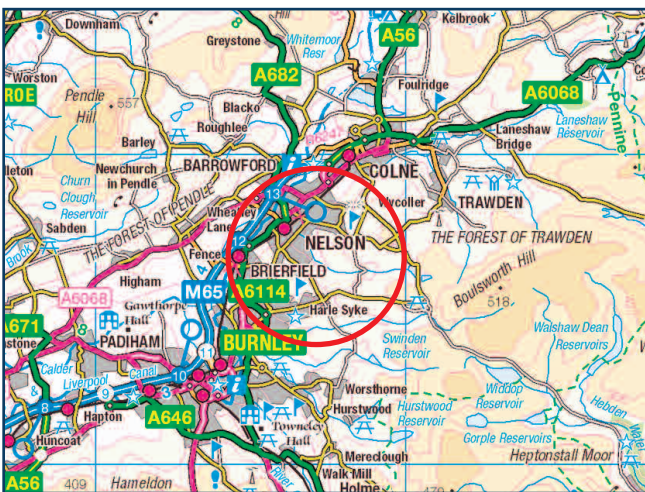
Petty Chartered Surveyors
Imperial Chambers
Manchester Road
Burnley
BB11 1HH

Tel. 01282 456677

Fax. 01282 830700

Email. commercial@petty.co.uk

Website. www.pettycommercial.co.uk



Petty Chartered Surveyors (and their joint agents where applicable) for themselves and the Vendors or Lessors of this property for whom they act give notice that; 1) These particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract. 2) Petty Chartered Surveyors cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy. 3) No employee of Petty Chartered Surveyors (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract, whatever in relation to the property. 4) Prices/rents quoted in these particulars may be subject to V.A.T in addition. 5) Petty Chartered Surveyors will not be liable in negligence or otherwise for any loss arising from the use of these particulars. 0913