

**PROPOSED
DEVELOPMENT**



RESIDENTIAL DEVELOPMENT OPPORTUNITY

FOR SALE

Land Situated off
Ivegate
Colne
BB8 9BP

Size: 1.05 acres (0.43ha) approx.

- Planning permission for the erection of 22 apartments.
- Located on the edge of Colne town centre.
- Convenient for access onto the M65 and within walking distance of Colne town centre

LOCATION

The land is situated just off Ivegate as indicated on the attached plan. The site is within walking distance of Sainsbury's and the North Valley Retail Park. Junction 14 of the M65 is within ½ mile.

DESCRIPTION

The site has a gradient from South to North enabling a 2/3 storey development. This is vacant land that is covered in naturally seeded trees and bushes.

Access off Ivegate will be into a private car park for the proposed development. There will be views beyond the Retail Park towards Pendle Hill.

SERVICES

We are advised that all mains services are close by, however interested parties must satisfy themselves as to the location and capacity.

PLANNING

Planning permission was granted on 13th April 2017 for the erection of 22 apartments in a single two / three storey block with the formation of 33 car parking spaces with access from Ivegate. (Application number 17/0005/). Copies are available on request or directly from Pendle Borough Councils planning portal.

TENURE

Understood to be Freehold, to be confirmed by the Solicitors

PRICE

£145,000 ono

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 any third party claims rising from an inspection being undertaken.

LEGAL COSTS

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

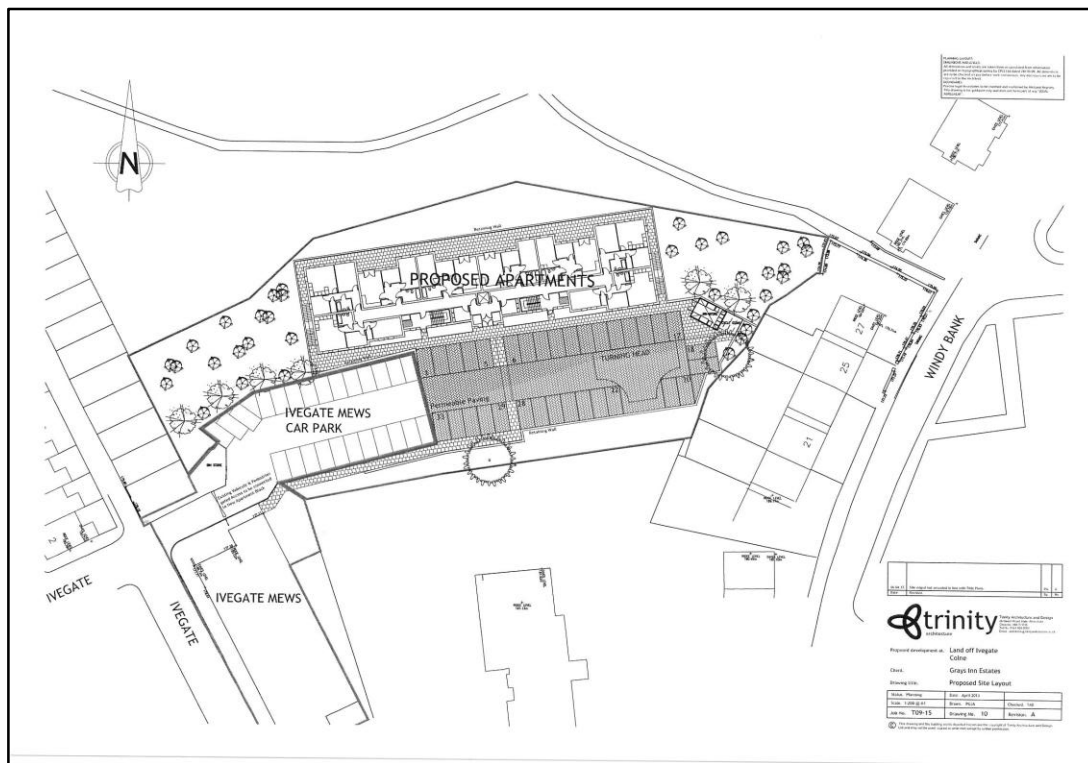
VAT

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

VIEWING

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