



RESIDENTIAL DEVELOPMENT OPPORTUNITY

FOR SALE

Crabtree Street
Colne
BB8 0DF

Size: 600 sq.m approx.

- **Convenient residential location.**
- **Colne town centre within a 10 minute walk.**
- **Junction 14 of the M65 within 1 ½ miles.**
- **Previous residential planning consent.**

LOCATION

The plot is situated at the bottom of Crabtree Street at its junction with Shaw Street in an established residential location.

Colne town centre and its amenities are within approximately 1 mile of the site, and access to the M65 motorway at junction 14 is approximately a 10 minute drive.

DESCRIPTION

The plot is situated at the end of a row of terraced properties and is subject to a gradient from North to South.

It is virtually rectangular in shape with open boundaries.

The surrounding area is predominantly residential, being a mix of terraced and semi-detached properties.

Colne as a location has remained popular throughout the years, it has excellent communication network, good schools and a vibrant town centre.

SITE AREA

600 sq. m approximately.

SERVICES

We understand all mains services are available in the area, but interested parties must satisfy themselves as to the location and capacity.

PLANNING

Outline planning was granted for residential development of four apartments in 2003 application number 13/3/0175P. This has expired however the local planning authority, Pendle Borough Council, have indicated that they would look favourably upon a residential development of the site. Enquiries regarding planning should be directed to the Planning Department on 01282 661661.

We have attached details of the proposal as submitted in 2003.

TENURE

Long Leasehold.

SITE INVESTIGATION

The site is open for inspection.

PRICE

Conditional offers considered in the region of £83,500.

LEGAL COSTS

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

VAT

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

VIEWING

Petty Chartered Surveyors
Suite 3, Empire Business Centre,
2 Empire Way,
Off Liverpool Road,
Burnley
BB12 6HH

Tel. 01282 456677

commercial@petty.co.uk

www.pettycommercial.co.uk



