



BUILDING LAND WITH PLANING FOR 4 DETACHED HOUSES

FOR SALE

LAND OFF KEIGHLEY ROAD
LANESHAWBRIDGE
COLNE
LANCASHIRE

Size: Appox. 0.4 acres

- **Attractive semi-rural location.**
- **Cul-de-sac development with generous plots.**
- **Approximate 3 miles access to M65 leading to national motorway network.**
- **Close to Yorkshire border in residential village.**

LOCATION

The plot is situated on the outskirts of Laneshawbridge just off Keighley Road, close to its junction with Emmott Lane as indicated on the attached plan.

Colne town centre and its amenities are within a five minute drive and there is a main bus service along Keighley Road and a popular primary school situated just off Emmott Lane.

DESCRIPTION

A fully enclosed site which is slightly elevated. To the front of the site there is a small former chapel and attractive housing. To the rear school playing fields and a generally open aspect.

The site will be accessed off Keighley Road and the access point has already been created and can be viewed on site.

SITE AREA

Approx. 0.4 acres

SERVICES

We are advised that all mains services are available along Keighey Road, however interested parties must satisfy themselves as to the exact availability and capacity.

PLANNING

Planning was granted for 4 detached houses. Elevation and plot drawings are available on the website.

Gross internal floor areas are 1,323 sq.ft, 1,538 sq.ft, 1,495 sq.ft, and 1,743 sq.ft, Planning application number is 212/0583/REM (outline planning permission 18/0199/OUT).

TENURE

Freehold

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 however arising as a result of an inspection being undertaken

PRICE

On Application .

LEGAL COSTS

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

VAT

VAT will not be charged on the sale.

VIEWING

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