



## RESIDENTIAL DEVELOPMENT SITE

# FOR SALE

Land to the north of Dean Street  
Trawden  
Pendle  
BB8 8QU

Size: 0.61 hectares (1.5 acres)

### Property Information

- Sought after area of Pendle with good access from Dean Street
- Established residential location with modern 2, 3 and 4 bedroomed homes within the vicinity
- Gross site area approx. 0.61 hectares (1.5 acres)
- Indicative schemes available for 15 plots

## LOCATION

Trawden is a pleasant village location within the popular area of Pendle in Lancashire. It is located approximately 2.5 miles south east of Colne town centre and all its amenities, and within 10 minutes' drive of the M65 motorway network which links to Burnley, Blackburn and the wider motorway network.

The site is parallel to Skipton Road (B6250) which is the main arterial route through Trawden and can be accessed from Dean Street.

## DESCRIPTION

The site extends to approximately 1.5 acres (0.61 hectares) and is largely rectangular in shape.

It is a sloping site to the east containing vacant garages and has a single access point at Dean Street. The immediate vicinity is largely residential and is a sought after location within the Pendle Borough.

## SITE AREA

0.61 hectares (1.5 acres).

## SERVICES RESPONSIBILITY

It is the prospective purchaser's responsibility to make their own enquiries to the relevant authorities as to the suitability, capacity and exact location of the services.

## PLANNING

The site is allocated for housing on the Trawden Forest Neighbourhood Plan (2018-2030) a copy of which is available upon request. Indicative schemes available upon request. Further enquiries should be directed to Pendle Borough Council on 01282 611611.

## TENURE

Assumed Freehold.

## 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, howsoever arising as a result of an inspection being undertaken.

## PRICE

£595,000 (Five hundred and ninety-five thousand pounds).

## 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

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

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