



RESIDENTIAL DEVELOPMENT OPPORTUNITY
PLANNING CONSENT FOR 10 APARTMENTS AND 12 DWELLINGS

FOR SALE

Portsmouth Mill
Burnley Road
Cornholme
Todmorden
OL14 7EZ

Size: 0.36 Hectares (0.89 Acres)

- Attractive edge of village location.
- Rural aspect to the rear.
- Conveniently located with good transport links to Burnley approximately two miles and Todmorden a similar distance.

LOCATION

The site comprises of the former Portsmouth Mill located on Burnley Road (A646). The site is located midway between the towns of Todmorden and Burnley on the Lancashire / Yorkshire border.

DESCRIPTION

The site comprises the former Portsmouth Mill which is a two storey stone built property measuring some 24m x 36m. To the rear is vacant land where it is intended that the new build properties are to be constructed.

SITE AREA

0.36 hectares (0.89 acres).

PLANNING

Planning consent was granted on 22nd January 2015 for the conversion of the mill to form ten apartments and twelve new build dwellings to the rear.

The planning consent is for the development of 9 two bedroomed apartments and 1 one bedroomed apartment within Portsmouth Mill and 7 three bedroomed and 5 two bedroomed houses to the rear.

Further information can be obtained from Calderdale Council website planning application number 13/01274/CON.

TENURE

Freehold.

PRICE

£495,000 (four hundred and ninety five thousand pounds).

Our clients will consider offers conditional upon a rework of the existing planning consent.

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.

LEGAL COSTS

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

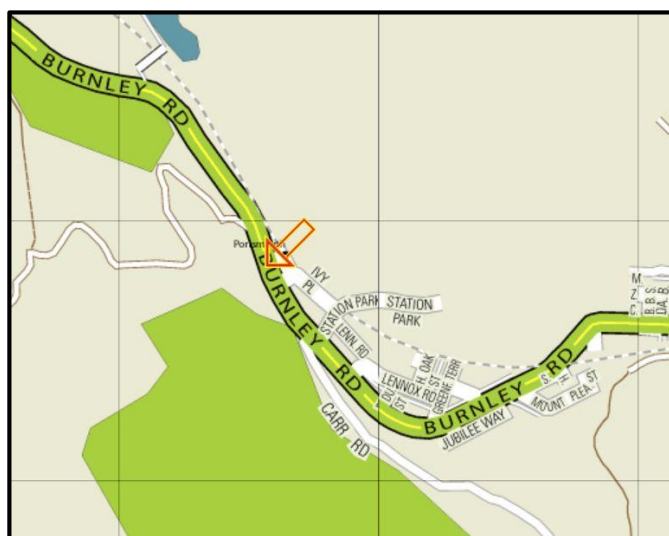
VAT

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

VIEWING

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