

Residential Development

Grove Lane, Padiham, Burnley, Lancashire

- Residential Development Land
- 4.7 acres (1.9 hectares)
- Offers invited



Residential Development Land

- Outline residential consent granted
- Close to town centre



Plan for illustrative purposes only

Grove Lane, Padiham, Burnley, Lancashire

- Residential Development Land
- 4.7 acres (1.9 hectares)
- Offers invited

Location

The site is accessed from Grove Lane (which connects to the town centre). Padiham is located 3 miles west of Burnley via the A671 and J8 of the M65.

Areas

The developable area of the site comprises approximately 4.7 acres (1.9 hectares)

(This information is given for guidance purposes only and prospective parties are advised to undertake their own measurements prior to contract.)

Tenure

Freehold.

Price

Offers are invited, to include overage in the event that consent for an increased number of dwellings is granted.

Planning

Outline planning consent for 40 dwellings has been granted by Burnley Borough Council. We believe that by negotiation this number can be increased.

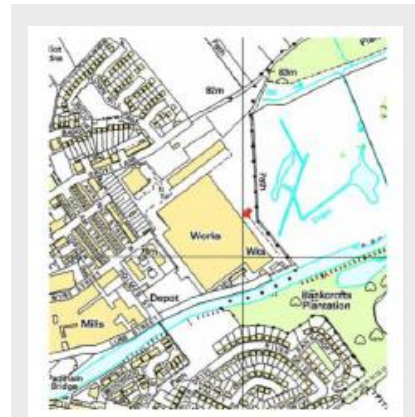
(This information is given for guidance purposes only and prospective parties are advised to verify this information.)

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Attached Documents

- Decision Notice
- S106 Agreement



Contact

Peter Alcock

Alps Group

peter.alcock@alpsgroup.com

07789 921 301

4 Vernon Street, Derby, DE1 1FR

+44 (0)1332 34 64 24

info@alpsgroup.com

Disclaimer: Alps Group (or their joint agents) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: 1) these particulars are given without responsibility of Alps Group (or their joint agents) or the Vendors or Lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; 2) Alps Group (or their joint agents) cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; 3) No employee of Alps Group (or their joint agents) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; 4) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; 5) Except in respect of death or personal injury caused by the negligence of Alps Group (or their joint agents), its employees or servants, Alps Group (or their joint agents) will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently by Alps Group (or their joint agents).

ALPS GROUP
COMMERCIAL PROPERTY AND
REGENERATION SPECIALISTS

alpsgroup.com