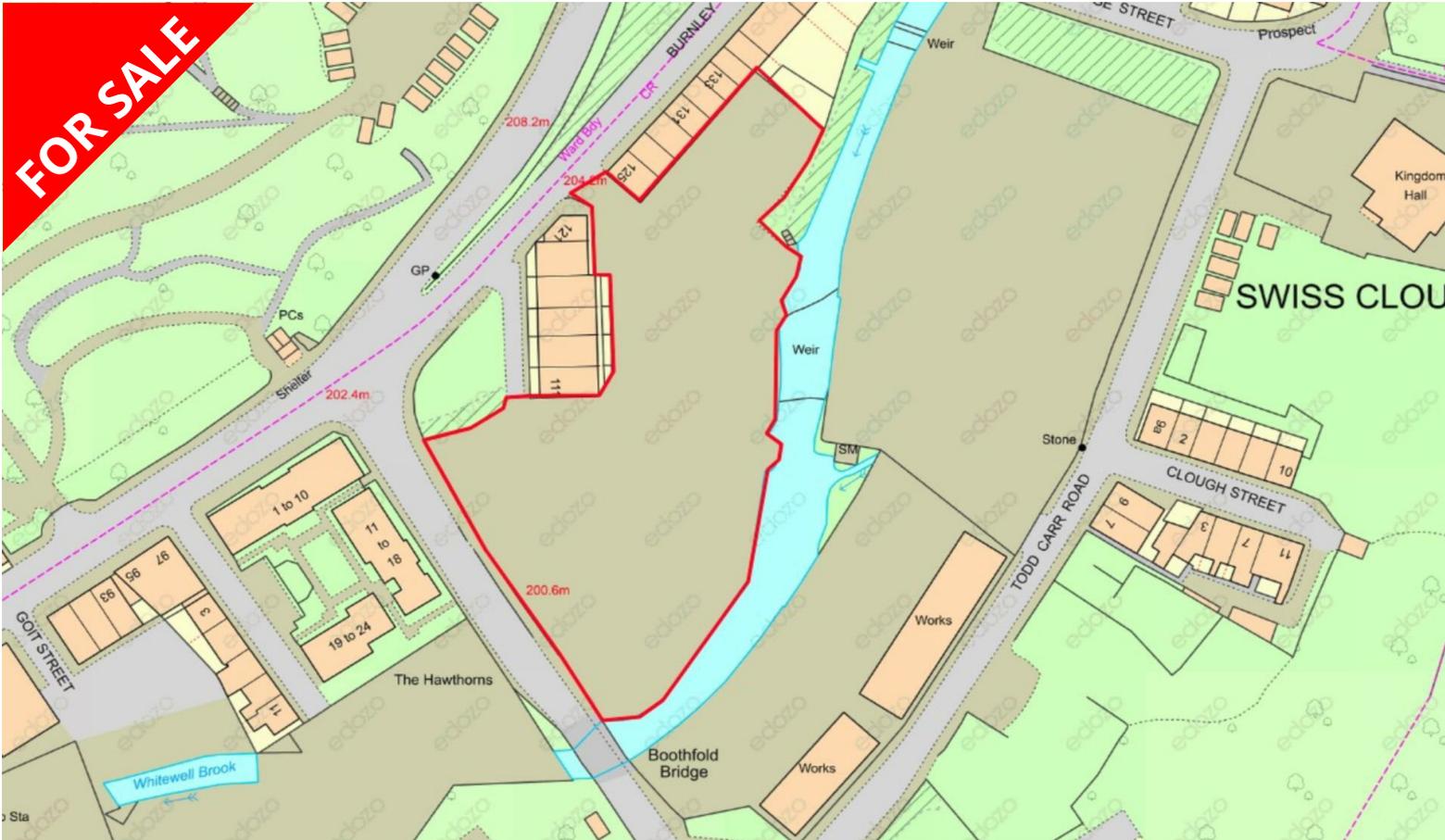


Land Off Booth Road, Waterfoot, BB4 9BP



FOR SALE

Use - Commercial Land, Residential Land

Size - 47,480 Acres

Price - £350,000

- PRICE REDUCED - £350,000 - 1.09 Acres
- Residential Development Site
- Available by way of informal tender
- Suitable for up to 19 dwellings (subject to planning)
- Conditional offers accepted



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

The site is located at the junction of Booth Road and Burnley Road East, approximately 0.25 miles north east of Waterfoot, Rossendale. See location plan.

The surrounding area is a mixture of residential, retail and rural properties.

Description

Located adjacent to Whitewell Brook, the premises comprise a sloping site, currently overgrown with vegetation.

Previous designs have shown how the site could be developed to accommodate 6 apartments and 13 semi-detached properties, though no planning permission currently exists for the site.

Accommodation

We have calculated the site area to be 1.09 acres.

Price

£350,000

Tenure

Freehold

Planning

Previous planning applications 2012/0002 and 2011/0237 were both withdrawn prior to consideration.

Legal Costs

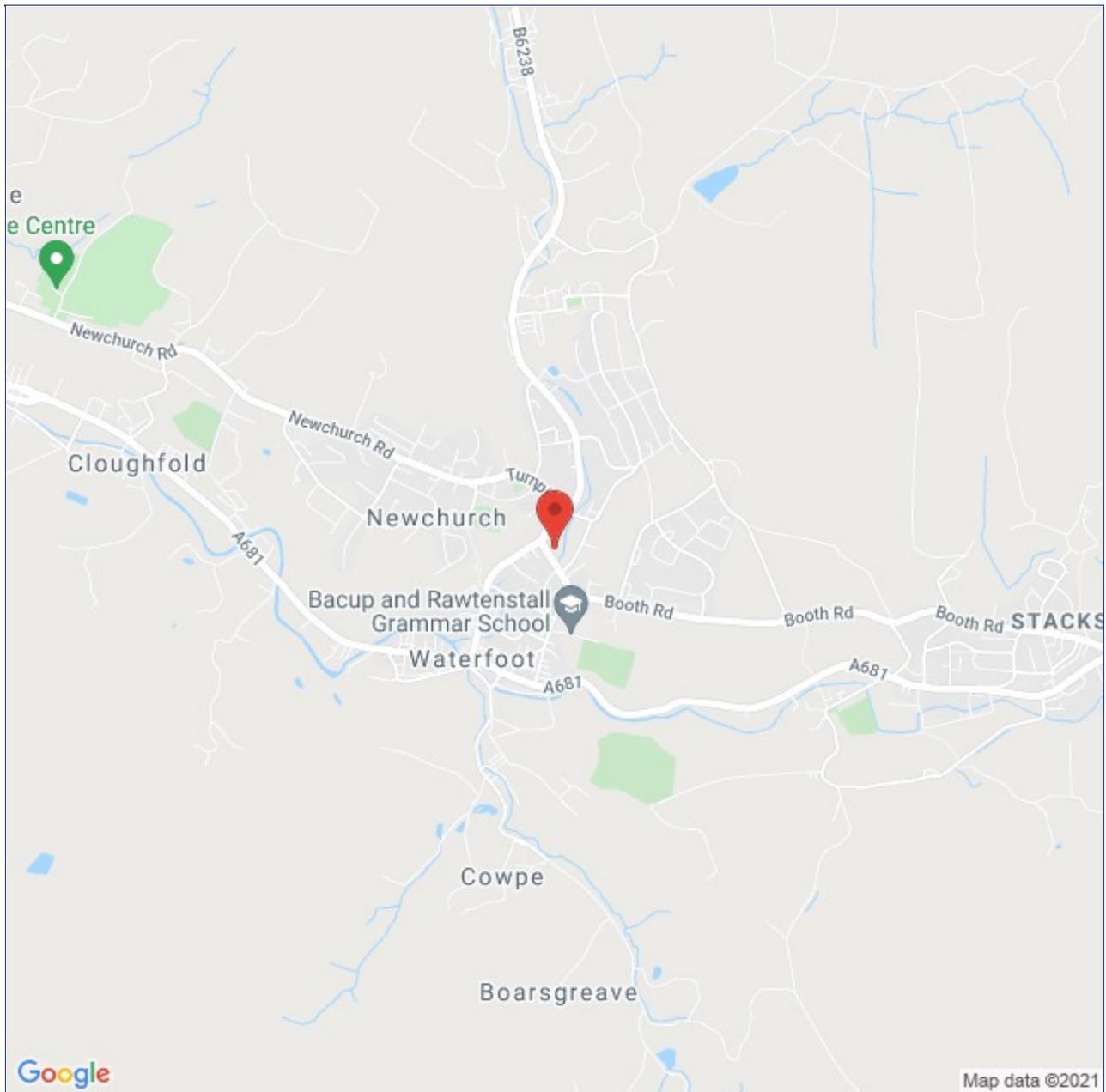
Each party to be responsible for their own legal costs involved in the transaction

Money Laundering Regulations

Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser

Viewing

The site is available for inspection at all times. Care should be taken when on site due to its sloping nature.



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