



HYNDBURN

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POTENTIAL DEVELOPMENT SITE FOR SALE

Land Adjacent to Back Lane, Baxenden. BB5 2TB.



Offers over £270,000 are invited.

Location

The site is located in the centre of Baxenden, and is just off Manchester Road (A680) which is the main link road from Accrington to the southbound A56. Vehicular access to the site is from Back Lane.

The site is within easy pedestrian access of a convenience store, local primary school, pharmacy and other village facilities.

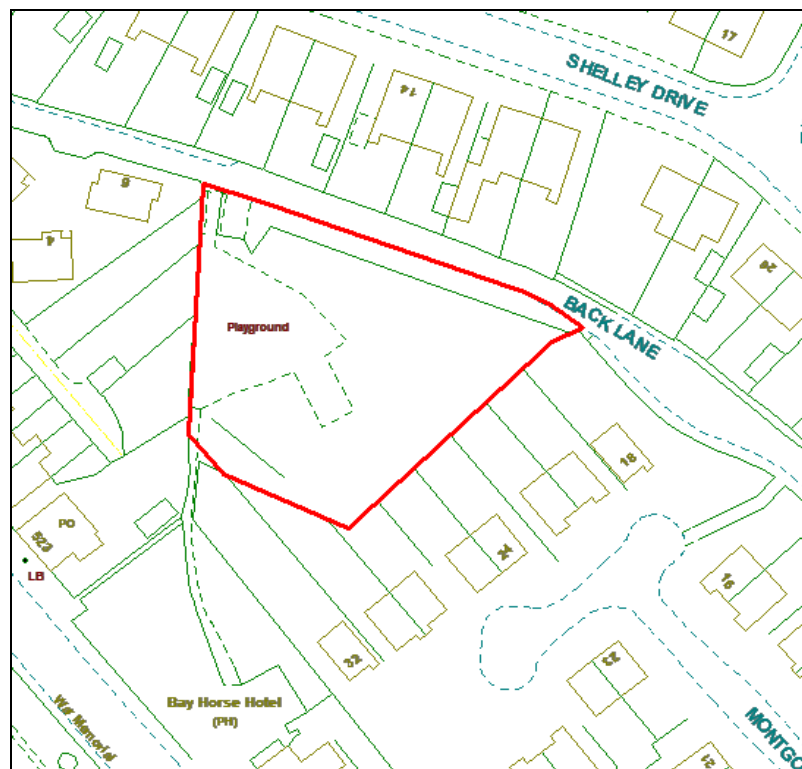
Description

The site is 0.49 acres (2012 sq m) gross in a central village location and adjoining long established residential and commercial uses. The legal tenure to the site is believed to be freehold.

The site is on two levels, sloping from east to west. The site has vehicular access from Back Lane, an adopted highway

Location Plan

Plan Not To Scale



Planning Permission

Enquiries reveal that the land could be suitable for residential development. At 7 houses this would give a density of 37 units/hectare, 8 dwellings about 43 units/hectare. The site is in the hot food restriction zone. It is understood that there are no other constraints.

All proposed purchasers must satisfy themselves that the site is suitable for their requirements and must make their own enquiries as to the availability of planning approval for their proposed scheme. Tel. 01254 388111 and ask for the Planning Department.

Services

All mains services are available in the vicinity but not immediately adjacent to the site.

All proposed purchasers must satisfy themselves that services are available and suitable for their proposed development

Fees

The purchaser will be responsible for the vendors costs of 1.5% of the purchase price in respect of legal costs and 1.5% of the purchase price in respect of surveyors fees (subject to a minimum of £3,000 each) associated with this sale.

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Please Note: The information provided in these particulars is set out as an outline only, for guidance and does not constitute an offer or part of an offer or contract. All descriptions, dimensions, references to condition and other details, are given in good faith and believed to be correct, but all interested parties should satisfy themselves by inspection, enquiry or otherwise as to the correctness of each of them and of the suitability of the property/site for their proposed use or scheme. Details last updated February 2017