



RESIDENTIAL DEVELOPMENT SITE

FOR SALE

May Tree Close
Briercliffe
Burnley
BB10 2PN

0.91 acres (0.37 hectares)

Property Information

- Full Planning Consent for 14 Dwelling Houses
- Attractive semi-rural location on the outskirts of Briercliffe
- Rural Views from two Boundaries
- Popular Residential Location

LOCATION

The site is located just off May Tree Close in Briercliffe which in turn is just off Burnley Road approximately 1.5 miles from Burnley town centre and its amenities.

Briercliffe offers a variety of local facilities with local shops, schools and a regular bus service.

DESCRIPTION

We understand this to be a Greenfield site and is bound to two elevations by open countryside with access off May Tree Close adjacent to a popular existing residential development.

SITE AREA

The site extends to 0.91 acres (0.37 hectares)

PLANNING

Pendle Borough Council granted planning permission for the erection of fourteen dwelling houses on 9th September 2015. Application No. 13/15/0332P. Copies of the consents are available from this office or via the Pendle Borough Council website.

SERVICES

We are advised that all mains services are available on May Tree Close but prospective purchasers must make their own enquiries as to the availability and capacity.

SERVICES RESPONSIBILITY

It is the prospective purchasers responsibility to verify that all appliances, services and systems are in working order and are of adequate capacity and suitable for their purpose.

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 howsoever arising as a result of an inspection being undertaken.

PRICE

£350,000 (Three hundred and fifty thousand pounds)

SPECIAL NOTE

Included in the acquisition of the land would be the road and freehold of all the houses edged blue with the exception of No. 10. The Title attracts £900 per annum in ground rents.

VAT

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

VIEWING

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