



RESIDENTIAL BUILDING PLOT IN POPULAR LOCATION

FOR SALE

Land off Reedyford Road
Nelson
BB9 8ST

Size: 0.07 Hectares (0.17 Acres)

- Generally level site, suitable for residential development subject to planning consent.
- Pre planning advice has suggested that a single dwelling with a detached garage would be supported by the local Planning Authority.
- Close to all local town amenities.

LOCATION

The site is situated adjacent to number 163 Reedyford Road close to its junction with Canal Side, set within a predominantly residential area. The site is within near proximity to Junction 13 of the M65 with Barrowford and Nelson town centres being with a short distance.

DESCRIPTION

A generally level plot extending to approximately 0.17 acres. Recent pre-planning enquiries have indicated that the site would be suitable for the construction of a detached single dwelling, also comprising a garage and driveway. Properties in the immediate vicinity are a mixed of semi-detached houses and bungalows.

SITE AREA

0.07 Hectares (0.17 Acres)

SERVICES

We understand that all mains services are available, however interested parties must satisfy themselves as to the exact location and capacity.

SERVICES RESPONSIBILITY

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

PLANNING

Indicative preplanning advise has indicated planning would be granted for a detached dwelling, however, interested parties must verify that their intended use is acceptable to the local planning authority.

TENURE

Assumed Freehold

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.

PRICE

£40,000 (forty thousand pounds).

LEGAL COSTS

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

VAT

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

VIEWING

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