

LAND

The Portal, Bridgewater Close, Network 65
Business Park, Burnley, BB11 5TT
burnley@tdawson.co.uk

FOR SALE

**DEVELOPMENT OPPORTUNITY
ATTRACTIVE SEMI RURAL LOCATION**

**PLANNING CONSENT PREVIOUSLY OBTAINED
FOR THREE PLOT AND FIVE PLOT SCHEMES**



**STRINES MILL
RAMSDEN WOOD ROAD
WALSDEN
TODMORDEN
OL14 7UD**

LOCATION

Situated in Walsden a village to the South of Todmorden within the Borough of Calderdale West Yorkshire.

Walsden is situated on the A6033 the main road linking Todmorden and Rochdale. The site is situated off Ramsden Wood Road which is accessed directly from Rochdale Road to the South of Walsden village centre.

DESCRIPTION

A site of a redundant mill premises accessed from a private roadway adjacent to 64 Ramsden Wood Road.

The site is mainly level as marked edged red on the plan. The property has previously had planning consent for three dwellings for which the existing access would be satisfactory.

Subsequent applications have increased the dwelling numbers to five which will require the construction of a new bridge over Ramsden Clough.

SITE AREA

Approximately 0.11 Hectares (0.28 acres)

SERVICES

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

TENURE

Freehold we are informed.

PLANNING

The site has previously had the benefit of various planning consents.

Planning consent was originally granted on the 5th July 2006 for three detached dwellings. Application No. 06/00408/OUT.

The application lapsed and on the 27th February 2009 an outline application was granted for the construction of five dwellings and construction of a new access bridge. This application also lapsed but was renewed on 28th February 2012. Application No. 11/01519/2EN.

Full details of the planning applications are available on the planning website of Calderdale Council.

Further technical information is available through the agents.

PRICE

£225,000

Conditional offers will be accepted subject to planning consent being re-granted.

SITE INVESTIGATION

Access can be made available for parties requiring further investigations subject to prior confirmation and appointment. Any investigations will require indemnification in respect of any third party claims arising as a result of any inspections being undertaken.

VIEWING

The site can be inspected at any time.

FURTHER INFORMATION

WITH THE SOLE AGENTS TREVOR DAWSON & COMPANY, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

