

LAND

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

FOR SALE

RESIDENTIAL DEVELOPMENT SITE

- **PLANNING CONSENT ALREADY IN PLACE**
- **INITIAL INFRASTRUCTURE WORK UNDERTAKEN**
- **PLANNING CONSENT FOR 27 BUNGALOWS**

0.75 HECTARES (1.85 ACRES)



GANNOW LANE
BURNLEY
BB12 6HY

LOCATION

Situated approximately one and half miles west of Burnley town centre in a mixed use area close to the Rosegrove neighbourhood shopping area.

The site fronts Gannow Lane at its junction with Saltburn Street.

DESCRIPTION

Rectangular site with a frontage to Gannow Lane of 52m and an average depth of approximately 130m.

Work has recently been commenced on the development of the bungalows. A detached bungalow fronting Gannow Lane is now complete with a further three bungalows in various stages of completion.

The entrance to the development is off Saltburn Street.

To the North East corner of the site is a telecommunications mast in a fenced compound extending to approximately 350 sq.m.

SITE AREA

0.75 HECTARES (1.85 ACRES)

TENURE

Freehold we are informed.

PLANNING

Planning permission was granted for a total of 27 bungalows on the 7th May 2015. Planning Application Reference APP/2015/0114.

Further enquiries should be directed to Burnley Borough Council Planning Department.

TELECOMMUNICATIONS MAST

We are informed that the mast is presently under a short term lease and can be revoked at any time. This presently occupies an area of two bungalow plots. It does not impede the construction servicing and occupation of the other bungalows.

INFRASTRUCTURE

We are informed that the following works have been undertaken:

1. **Gas.** Infrastructure pipe main has been installed from Saltburn Street through the development access road footpath up to the current construction site. The main has been sized to serve the full development of 27 bungalows.
2. **Power.** Infrastructure cable main has been installed from Saltburn Street through the development access road footpath up to the current construction site. The main has been sized to serve the full development.
3. **Telecommunications.** Infrastructure conduit has been installed from Saltburn Street through the developments access road footpath up to the current construction site.
4. **Water.** Infrastructure pipe main has been installed from Saltburn Street up to the current construction site and is of a size to serve the full development.
5. **Surface Water.** Infrastructure pipework design and layout has been approved by United Utilities. This is independent of the drainage to the four bungalows presently under construction. The outfall is to connect to the existing adopted surface water sewer in Gannow Lane.
6. **Foul Water.** The infrastructure pipework design and layout has been approved by United Utilities. The outfall is connected to the existing adopted foul sewer system.

PRICE

Offers are invited for our client's freehold interest subject to the existing planning consent.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



Blackburn | Burnley | Bolton
www.tdawson.co.uk

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