

 **Farrow & Farrow**   
ESTATE & LETTING AGENTS



- Development Land Off Pine St/Lane End Road, Bacup
- Outline Consent With Access For Up To 40 Homes
- PLEASE SEE ATTACHED PLANNING DOCS
- ALL ENQUIRIES THROUGH OUR RAWTENSTALL OFFICE


Trough Syke House, Pine Street, Bacup, OL13 9QF

**£2,500,000**

# Trough Syke House, Pine Street, Bacup, OL13 9QF

Land Amounting To Approximately 3.52 Acres, with Outline Consent With Access, For Up To 40 Homes. Ideal Development Location & Opportunity Within Easy Reach Of Town Centre Amenities. S106 To Be Finalised. ALL ENQUIRIES EXCLUSIVELY THROUGH OUR RAWTENSTALL OFFICE.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

A plot of land with outline consent with access, for up to 40 homes, situated in a desirable location with attractive aspects and within easy reach of local amenities and town centre facilities. The plot amounts to approximately 3.52 acres and is in an easily accessible and convenient setting, while the site is also well served with existing road connections too.

## Agents Notes

## Disclaimer

PLEASE SEE PROVIDED PLANNING DOCUMENTS, (Attached Via "Floorplans" Tab). Suggested S106 requirements contained within committee report. Please Note: Our client is not looking to enter into a JV or similar arrangement and brings this property to the open market with a view to a plain, unencumbered sale.

