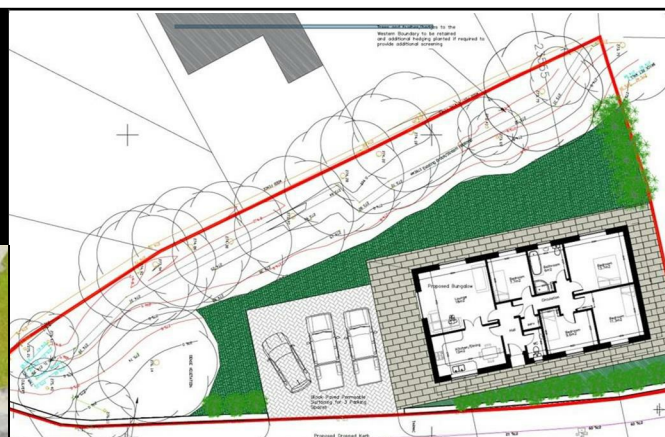
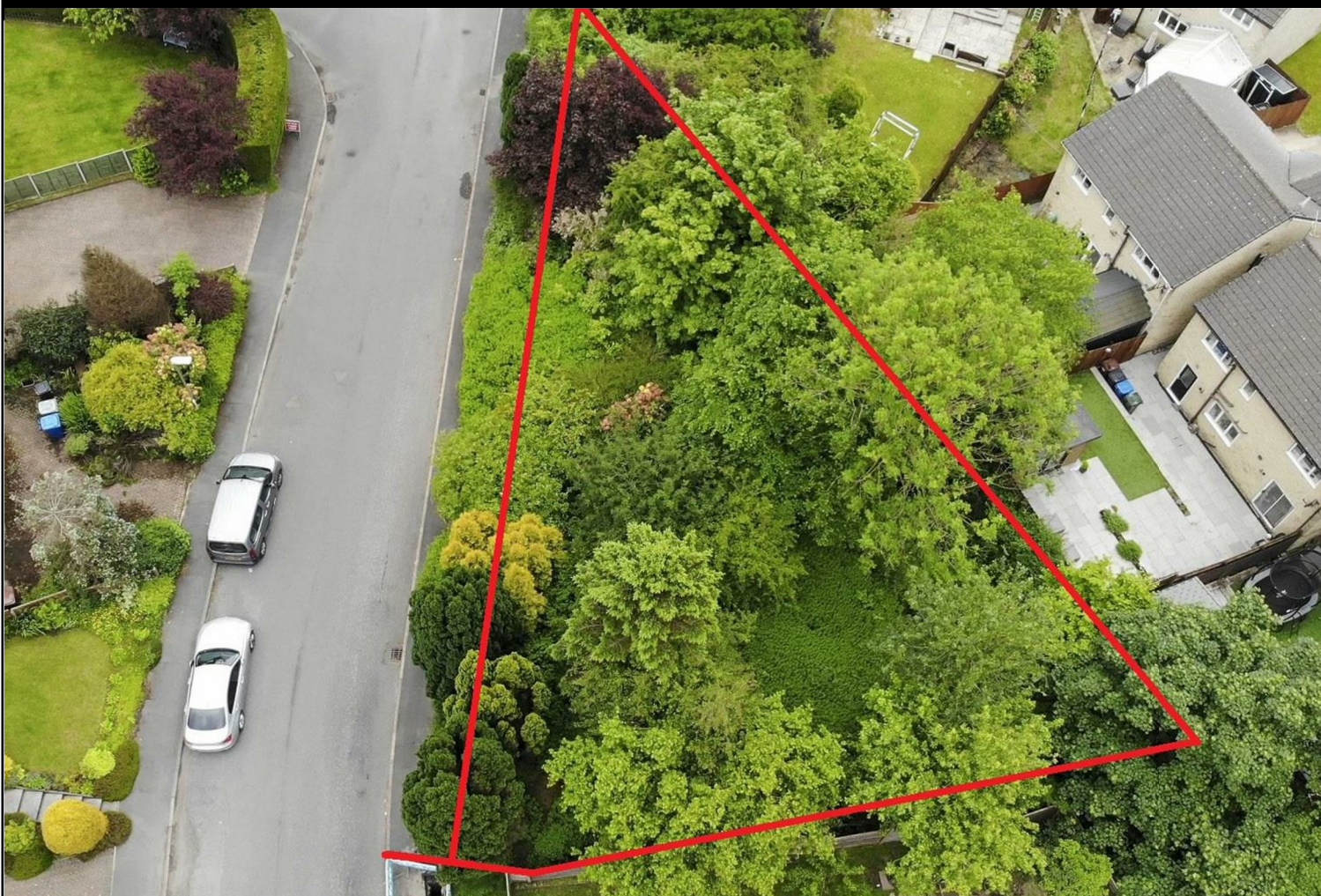


Farrow & Farrow

ESTATE & LETTING AGENTS



Scale: 1:1250@A4



- Goodshaw Avenue North, Loveclough, Rossendale
- Building Plot With FULL PLANNING PERMISSION
- Rossendale Planning Ref 2023/0192 Applies
- 4 Bedroom Detached Bungalow - Permission Granted
- Popular Residential Location
- Adjacent To The Existing Roadway
- Potentially Easily Reconfigured
- NO CHAIN, AVAILABLE NOW

Build Plot, Goodshaw Avenue North, Rossendale, BB4 8RH

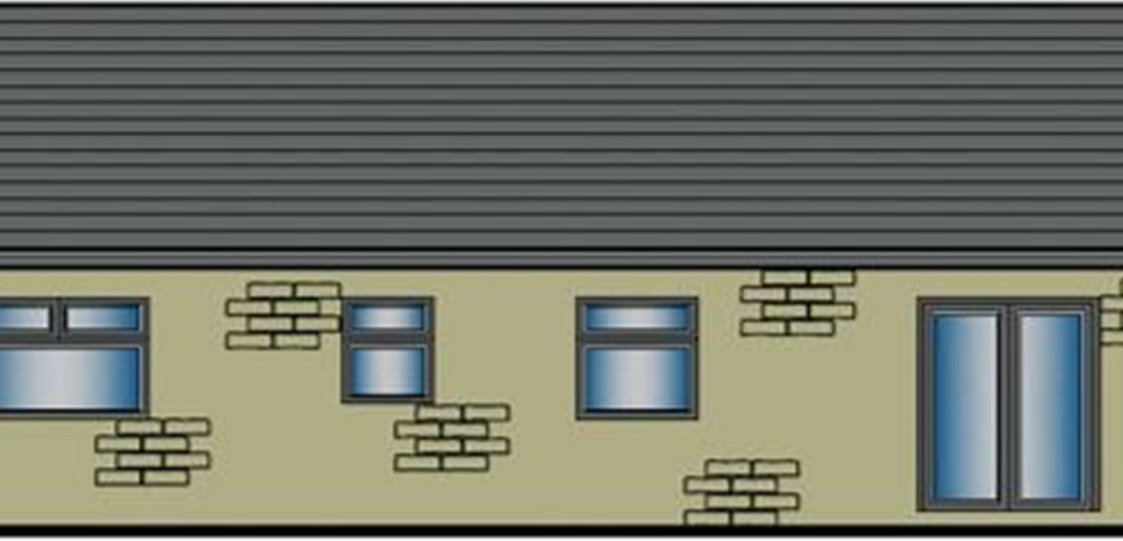
£130,000
Offers Over

Build Plot, Goodshaw Avenue North, Rossendale, BB4 8RH

Looking to BUILD YOUR OWN 4 BEDROOM DETACHED BUNGALOW home in a highly sought after residential area, close to open countryside? This ideal plot is a great opportunity to purchase a piece of land in an excellent position with full planning permission already in place - see Rossendale Planning Reference *** 2023/0192 ***



Proposed Eastern Elevation from Goodshaw Ave North (1:100)



Proposed Western Rear North Elevation (1:100)

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.

Goodshaw Avenue North, Loveclough, Rossendale, is a fantastic opportunity to acquire a development site with full planning permission already in place, favourably situated and certainly an excellent prospect. Rossendale Planning Reference 2023/0192 applies. The approved property has a single story footprint with 4 bedrooms, but could potentially be easily reconfigured to accommodate a different layout if preferred.

Agents Notes

Disclaimer

The site is easily accessed directly from the convenient adjacent roadway and would be perfect for any self-builder or developer alike, with potential to create a custom home in a popular position too.

With bus and commuter routes to Manchester, Burnley and beyond close by, the property is also ideally located for the local amenities of Crawshawbooth Village and Rawtenstall Town Centre. Located within reach of a range of local amenities, as well as fabulous open countryside, this property is ideally situated and accessible too.

