

FOR SALE: PART COMPLETED RESIDENTIAL DEVELOPMENT OPPORTUNITY



Rhoden Park

BREAR VALE, OSWALDTWISTLE, ACCRINGTON, BB5 3QQ

SITE SUMMARY

An exciting opportunity to purchase a part complete residential development, located in a semi-rural area to the small town of Oswaldtwistle.

The site is planned to comprise a gated development of 24 three and four bedroom dwellings in 7 house types.

Eight have been completed (1 sold) with 7 remaining and comprising three bedroom semi-detached houses benefiting from ensuite facilities. Plot 3 is the show home with the remainder requiring floor coverings.

The remainder of the site extends to 0.39 hectares (0.97 acres) and will provide 16 houses but it is currently predominantly cleared with the estate road underway.



Rhoden Park

LOCATION



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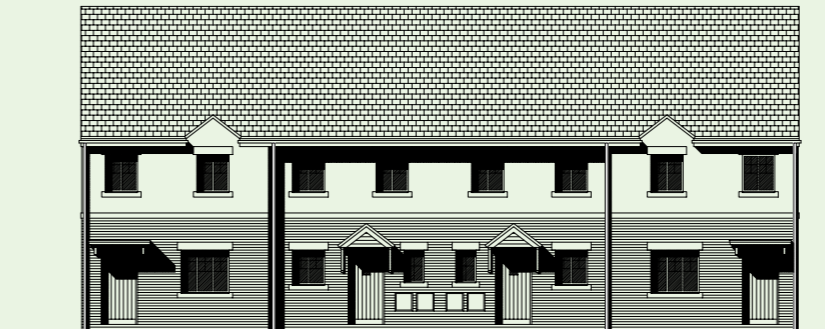
The subject is located in a semi-rural area, in the town of Oswaldtwistle approximately 3 miles south east of Blackburn and 10 miles south west of Burnley.

The town has a rich industrial heritage with landmarks including Oswaldtwistle Mill a textile mill converted into a craft fair. Also the Moors are positioned to the south of the town providing extensive moorlands with a number of Primary and Secondary Schools and local amenities in an around the town centre.



THE DEVELOPMENT

The site extends to 0.61 hectares (1.51 acres), excluding Plot H9, and benefits from full planning consent for the erection of 24 dwellings (18 three beds and 5 four beds) in 7 house types. The development is underway with eight plots having been completed (Plot 9 sold off) and the remainder providing a cleared site albeit the estate road is in place.



TYPE 1 & 2
3 bed terrace



TYPE 3
4 bed town house



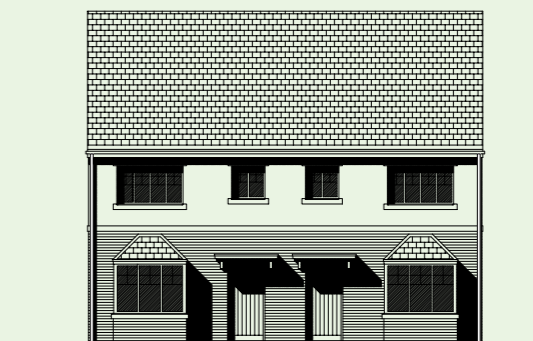
TYPE 4
3 bed semi-detached



TYPE 5
4 bed detached



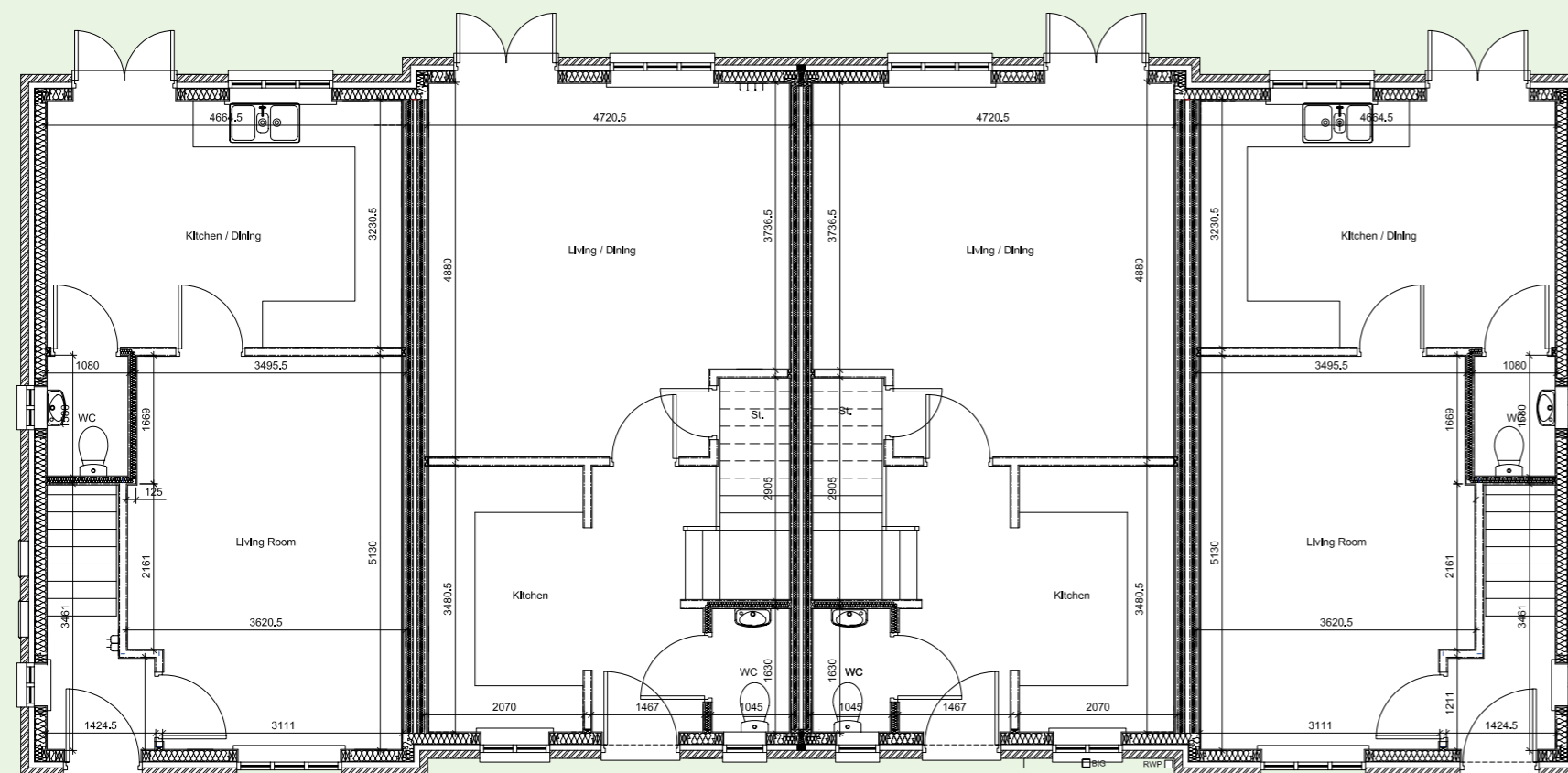
TYPE 6
3 bed detached



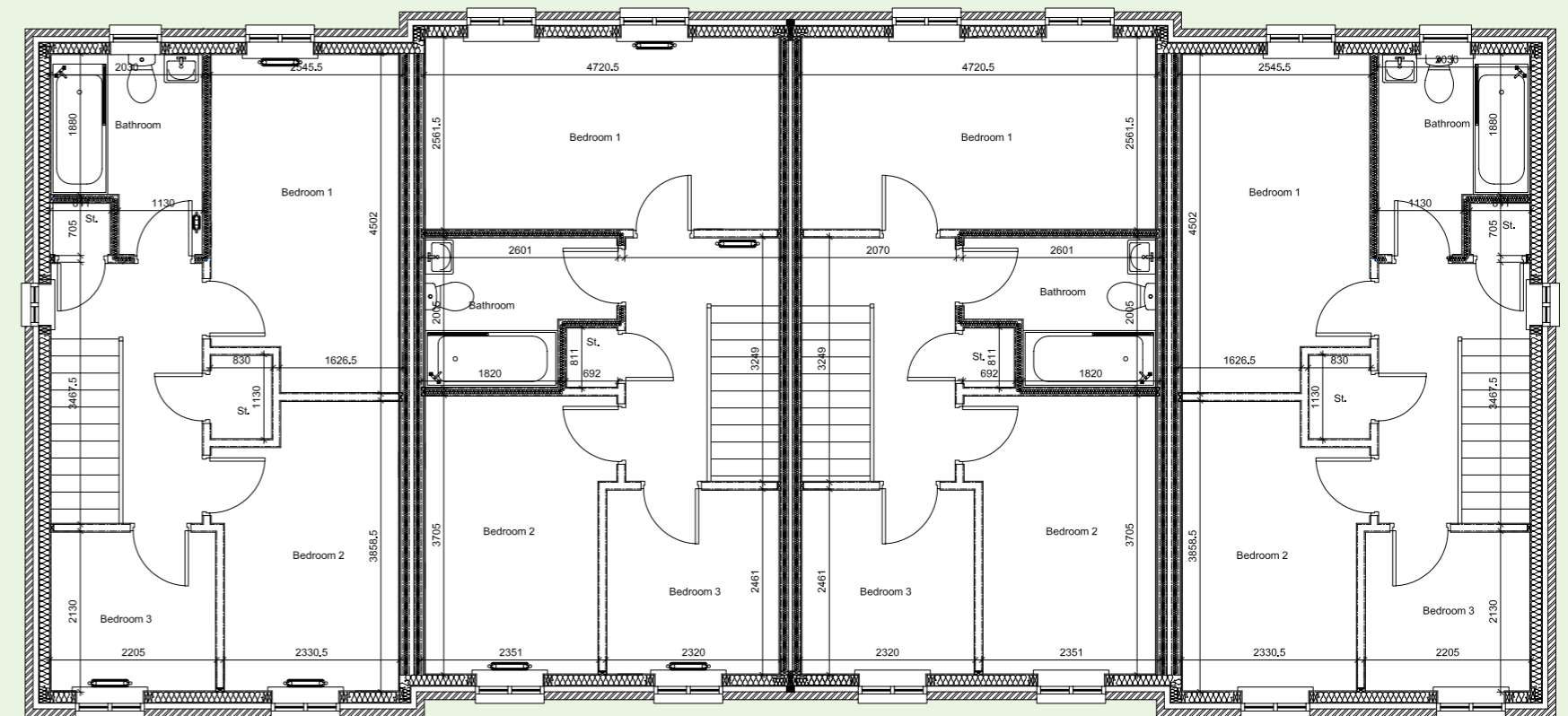
TYPE 7
3 bed semi-detached

ACCOMMODATION TYPE 1 & 2

3 BED TERRACE: 78 SQ M (840 SQ FT)

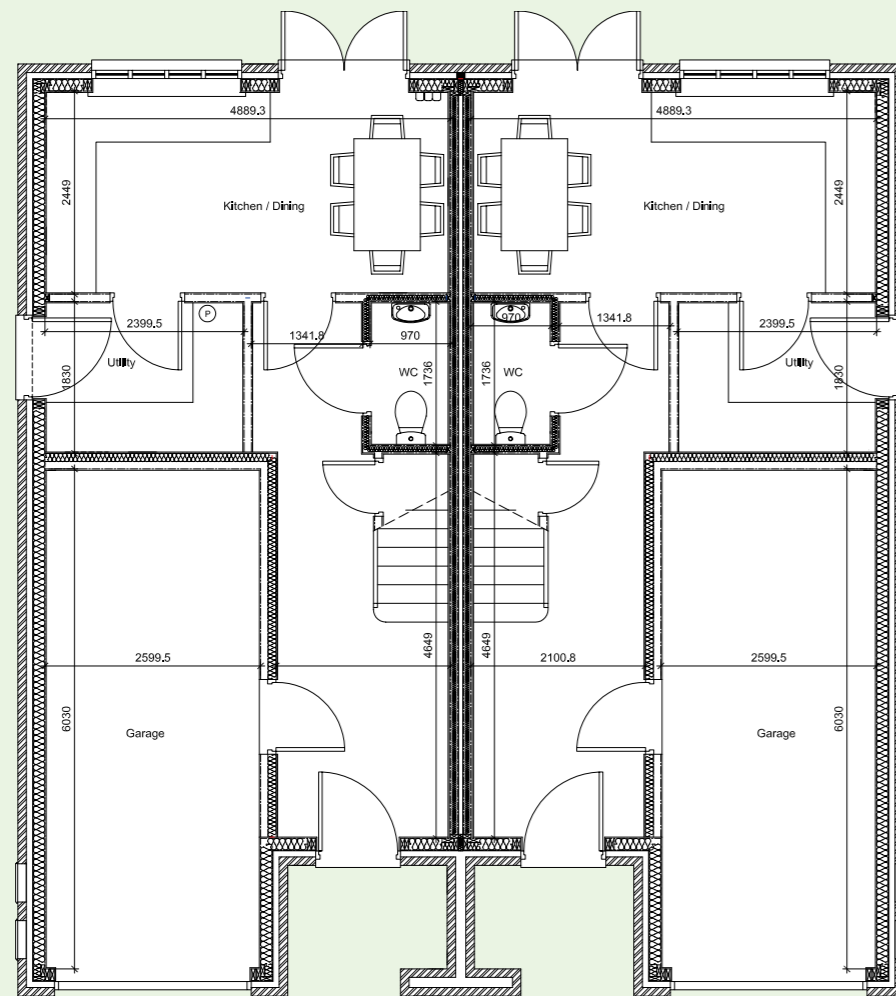


GROUND FLOOR

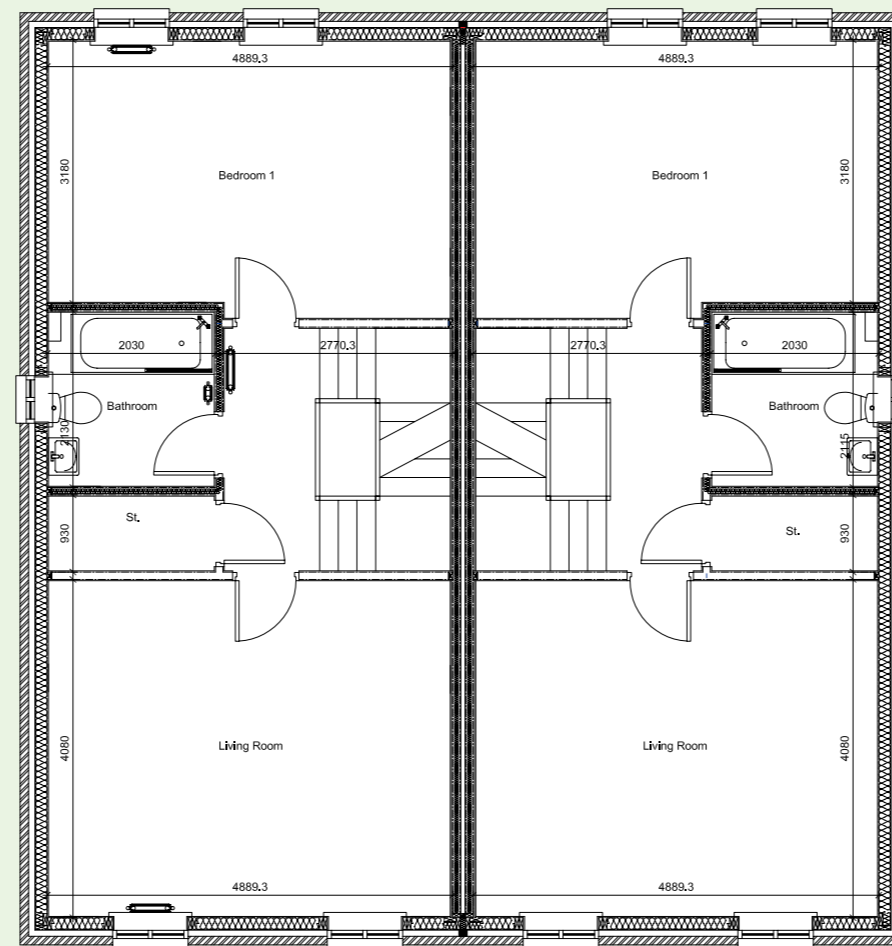


FIRST FLOOR

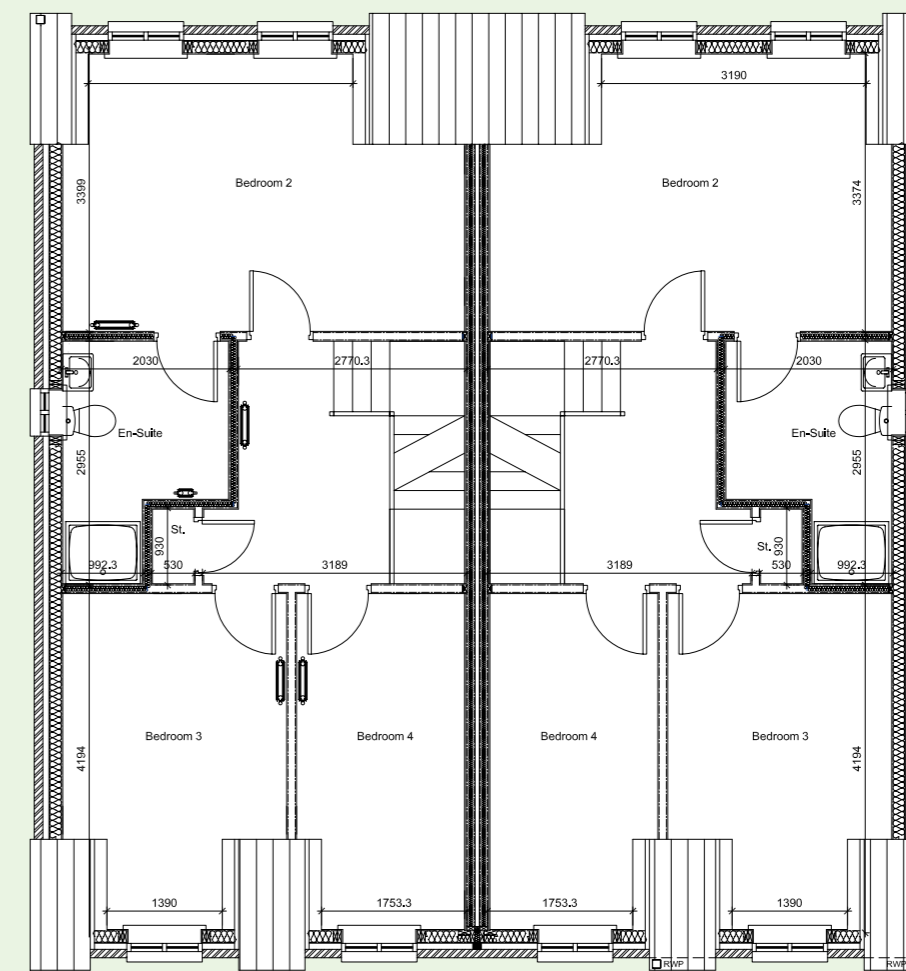
ACCOMMODATION TYPE 3 4 BED TOWN HOUSE: 145 SQ M (1,561 SQ FT)



GROUND FLOOR



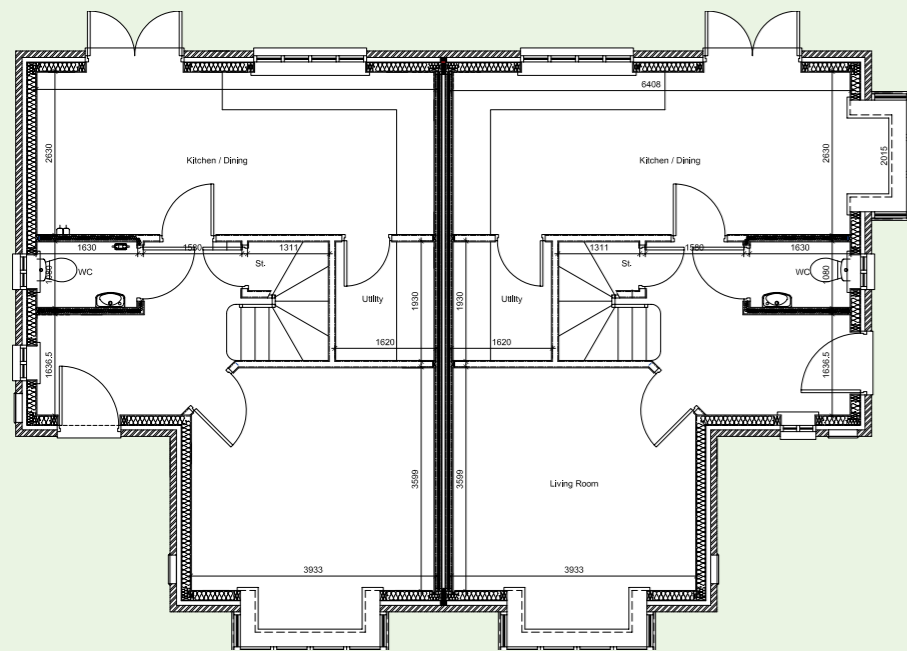
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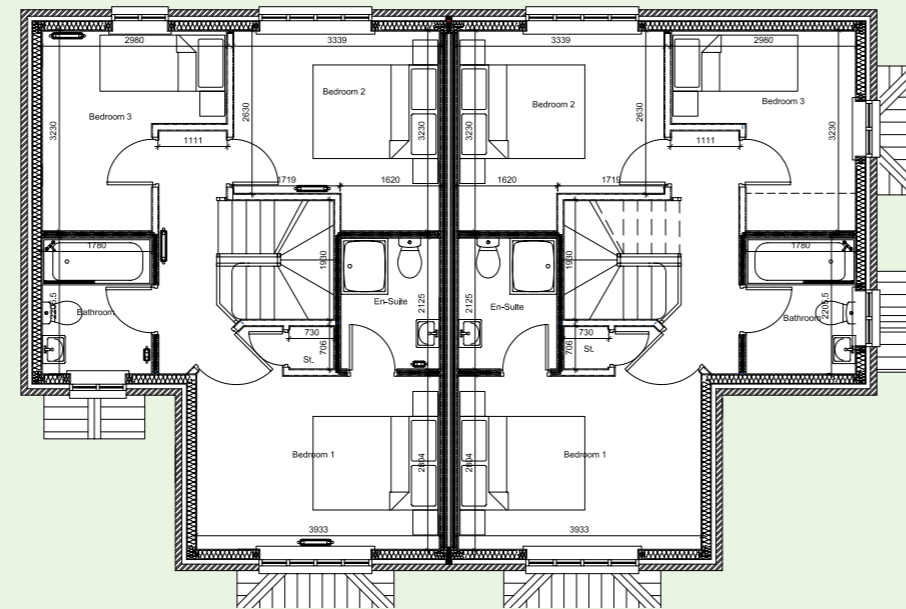
SECOND FLOOR

ACCOMMODATION TYPE 4

3 BED SEMI-DETACHED: 90.16 SQM (971 SQ FT)



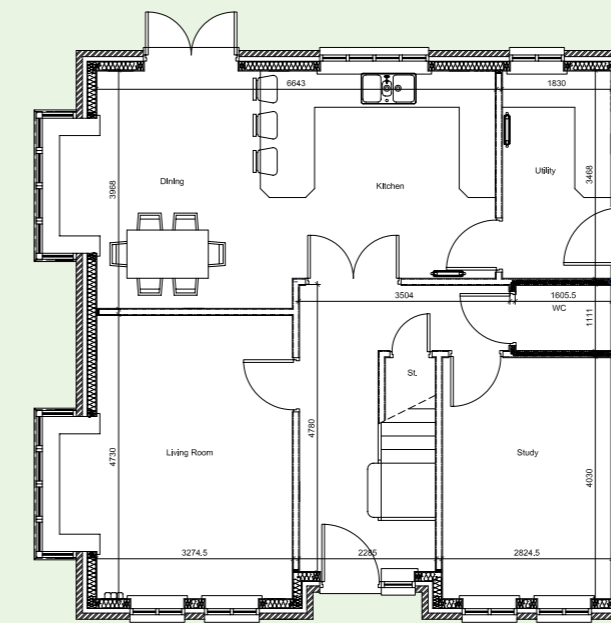
GROUND FLOOR



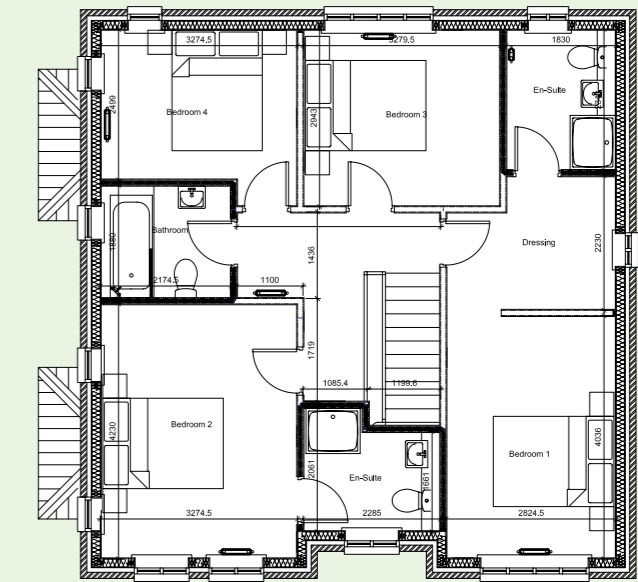
FIRST FLOOR

ACCOMMODATION TYPE 5

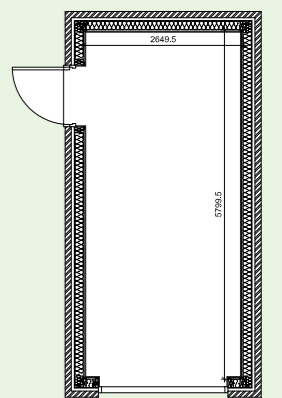
4 BED DETACHED: 146 SQM (1,571 SQ FT)



GROUND FLOOR



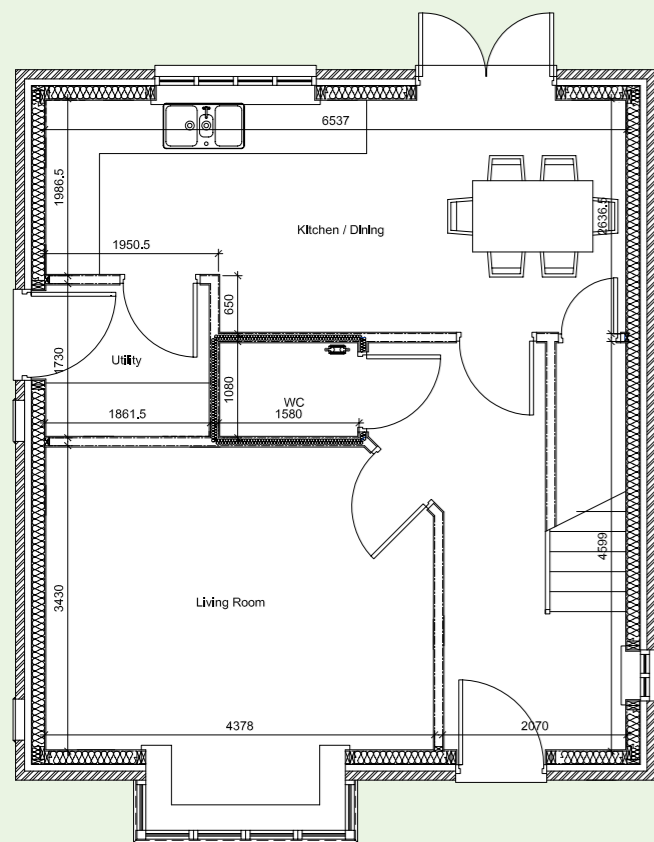
FIRST FLOOR



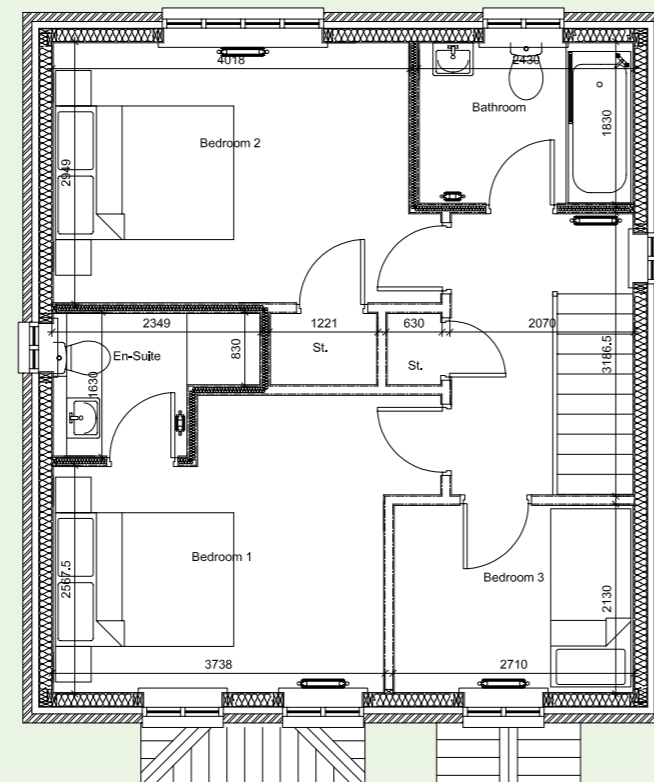
GARAGE

ACCOMMODATION TYPE 6

3 BED DETACHED: 95 SQM (1,023 SQ FT)



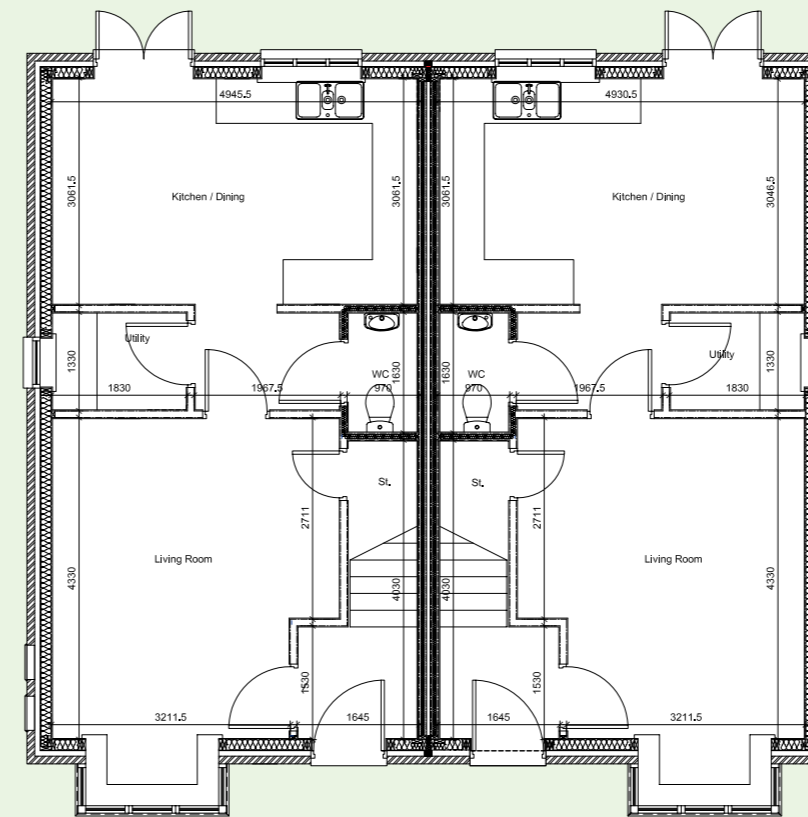
GROUND FLOOR



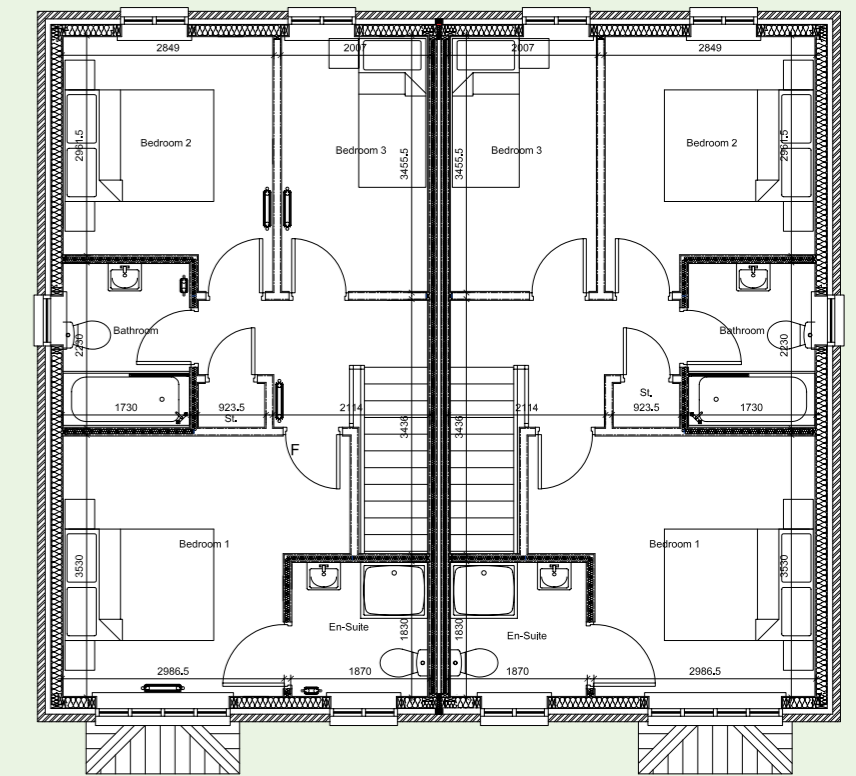
FIRST FLOOR

ACCOMMODATION TYPE 7

3 BED SEMI-DETACHED: 87.15 SQM (938 SQ FT)



GROUND FLOOR



FIRST FLOOR

Further information is available on request through the drop box.

The 7 completed plots reflect a gross internal area of 619.08 sqm (6,664 sq ft) and proposed gross internal area for the 16 units of 1,661.92 sqm (17,889 sq ft)



FURTHER INFORMATION

PLANNING

The site has full planning permission (Ref:11/16/0490) for the erection of 24 units including landscaping and access subject to 15 conditions and Section 106.

TENURE

We understand the site is held freehold under title number LAN41125 (excluding Plot H9).

VAT

All figures are exclusive of VAT.

LEGAL

Each party are responsible for their own legal costs.

EPC

Available on request for completed units.

PRICE

Offers invited.

SUPPORTING DOCUMENTS

Available on request via the drop box.

For further information, please contact:

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LANDWOOD
GROUP



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