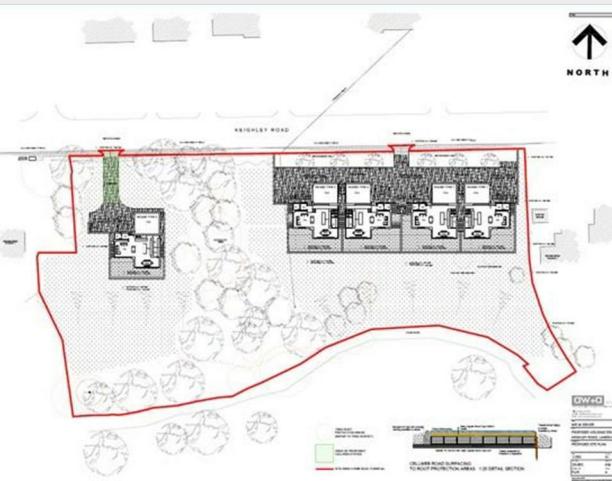


Residential Development Land Keighley Road,  
Laneshawbridge, Colne, BB8 7HR  
Price On Application



The land is situated on Keighley Road (A6068) between two large private detached houses known as Eastfield and Croft House within approximately 1/4 mile of the Emmott Arms and opposite Vernon Road. Colne town centre and its amenities are approximately 3 miles away, with access onto the M65 at J14 being just 3½ miles from the site.

There is a regular bus service along Keighley Road and the site is close to two well-respected and much sought-after primary schools.

The site has an approximate 130-metre frontage to Keighley Road. The land slopes down towards a brook known as Colne Water to the rear, and additional land adjacent to the brook may be available by separate negotiation. There are superb views across open countryside from this greenfield site.

#### TOWN PLANNING

Planning Permission was obtained in December 2024 for the construction of 5 properties under Planning Application No. 24/0536/FUL – full details can be found on the Pendle Borough Council Planning Portal.

The landowners would consider a disposal of the large plot separately or, equally, the four detached house plots as one. They would also require the boundary with Eastfield to be at a greater distance from the property than shown on the current Planning Permission, and we anticipate that this would necessitate moving the properties in a westerly direction to maintain privacy for Eastfield and the properties to be developed.

#### SERVICES

We are advised that all mains services are available along Keighley Road. Interested parties should satisfy themselves as to the availability of all services.

**SITE AREA** The land extends to approximately 1.91 acres

#### TENURE

The site is Freehold

**LEGAL COSTS:** Each party is responsible for their own legal costs



# Farrar & Forbes

ESTATE AGENTS

Source | Sell | Rent | Manage

1 Arcadia Market Street

Colne

Lancashire

BB8 0HX

01282 914042

[Info@farrarandforbes.co.uk](mailto:Info@farrarandforbes.co.uk)

[www.propertysoftwaregroup.com](http://www.propertysoftwaregroup.com)

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(59-68) D

(50-58) E

(21-39) F

(1-20) G

Not energy efficient - higher running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

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