

## FOR SALE

Land at Pudsey Road  
Todmorden  
OL14 8NJ

- Residential Development Site
- Total Site Area: 1 Acre (0.40 Hectares)
- Planning for 23, 3 and 4 Bedroom Houses



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BLOCK 4 NORTH ELEVATION  
HOUSE TYPES SHOWN WHEN JOINED TOGETHER

## Location

The site is situated along Pudsey Road which is accessed off the main A646 Burnley Road in the Cornholme area of Todmorden in the upper Calder Valley within the Metropolitan Borough of Calderdale. Todmorden is a busy market Town situated approximately 11 Miles West of Halifax and 6 Miles South East of Burnley Town Centres. Manchester is approximately 17 Miles to the South.

## Description

The site comprises a 1 acre (0.40 hectare) residential site with Planning Permission for the development of 23 dwellings (13 4 bedroom and 10 3 bedroom). The approved site layout is shown on the plan attached.

All mains services are available. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

## Price

**£400,000**

## Planning

The property has the benefit of detailed Planning Permission under Planning Application reference 13/00576/FUL which can be found on Calderdale Council's Planning Portal at [www.calderdale.gov.uk](http://www.calderdale.gov.uk). Full details are available for download which include the Decision Notice, Plans showing layout and house types together with supporting information. A copy of the Ground Investigation Report which has carried out on the site is available for inspection to seriously interested parties upon request to this office. The Planning Permission is subject to offsite Section 106 payments which include a Public Open Space and loss of Employment. Further details are available upon request.

## Accommodation

The Total Approximate Internal Floor Area:		
	Acres	Hectares
<b>Total Approximate Area</b>	<b>1</b>	<b>0.40</b>
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

## Tenure

The Freehold interest in the property is being offered For Sale with full vacant possession.

## VAT

The price quoted is exclusive of VAT (if applicable).

## Legal Fees

Each party to be responsible for their own legal fees incurred in any selling transaction.

## Viewing

For more information or to book a viewing please contact the sole selling agent:

### Ryan Barker

Direct Line: 01422 430024

Email: [Ryan.Barker@walkersingleton.co.uk](mailto:Ryan.Barker@walkersingleton.co.uk)

Ref: 33250/Mar-19



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