



## Residential Development Site with Planning Consent for 4 Detached Dwellings

### FOR SALE

**LAND ADJACENT TO  
HIGHGATE  
NELSON  
LANCASHIRE  
BB9 0DU**

**0.74 Acres (0.3 Hectares)**

- Prime residential development site extending to approximately 0.74 acres.
- Technical Details Consent now approved for 4 detached 4 bedroom dwellings, each featuring integral garages, private driveways, and spacious gardens.
- Planning in Principle also in place for up to 6 dwellings allowing for an additional 2 dwellings, subject to full planning consent.
- Well situated in a sought after residential area, close to all local amenities.

### Location

Highgate is situated just off Causey Foot, which is accessed via Hibson Road. Located in a highly sought after residential area on the edge of Nelson, Highgate is conveniently positioned within a short driving distance from Junction 12 of the M65 and close to several local Primary and Secondary Schools, amenities and public transport links.

### Description

Located adjacent to Highgate, this prime residential site offers an excellent development opportunity with planning consent recently granted for the erection of four, four bedroom dwellings.

The proposed dwellings will feature a lounge, family dining room, kitchen, utility room, WC and integral garage to the ground floor, with four bedrooms and two bathrooms to the first floor. Each house will offer a private driveway and a spacious garden.

Planning in Principle is also in place for 6 dwellings allowing the purchaser scope for an additional 2 dwellings subject to full planning consent.

An aerial video can be viewed using the following link:  
<https://vimeo.com/1080593113>

### Site Investigation

Access can be made available for parties requiring further investigation, subject to prior confirmation and appointment. We will require indemnification in respect of any third party claims however arising as a result of an inspection being undertaken.



### Planning

Planning consent was granted on 5th March 2025 for the construction of four detached, four bedroom dwellings.

Full details of the planning consent can be viewed on the Pendle Planning portal using the application reference 24/0294/TDC. Planning in Principle is also in place for 6 dwellings and full details can be viewed using the application reference 23/0092/PIP.

Detailed enquiries should be made direct to Pendle Borough Council on 01282 661661.

### Price

£325,000

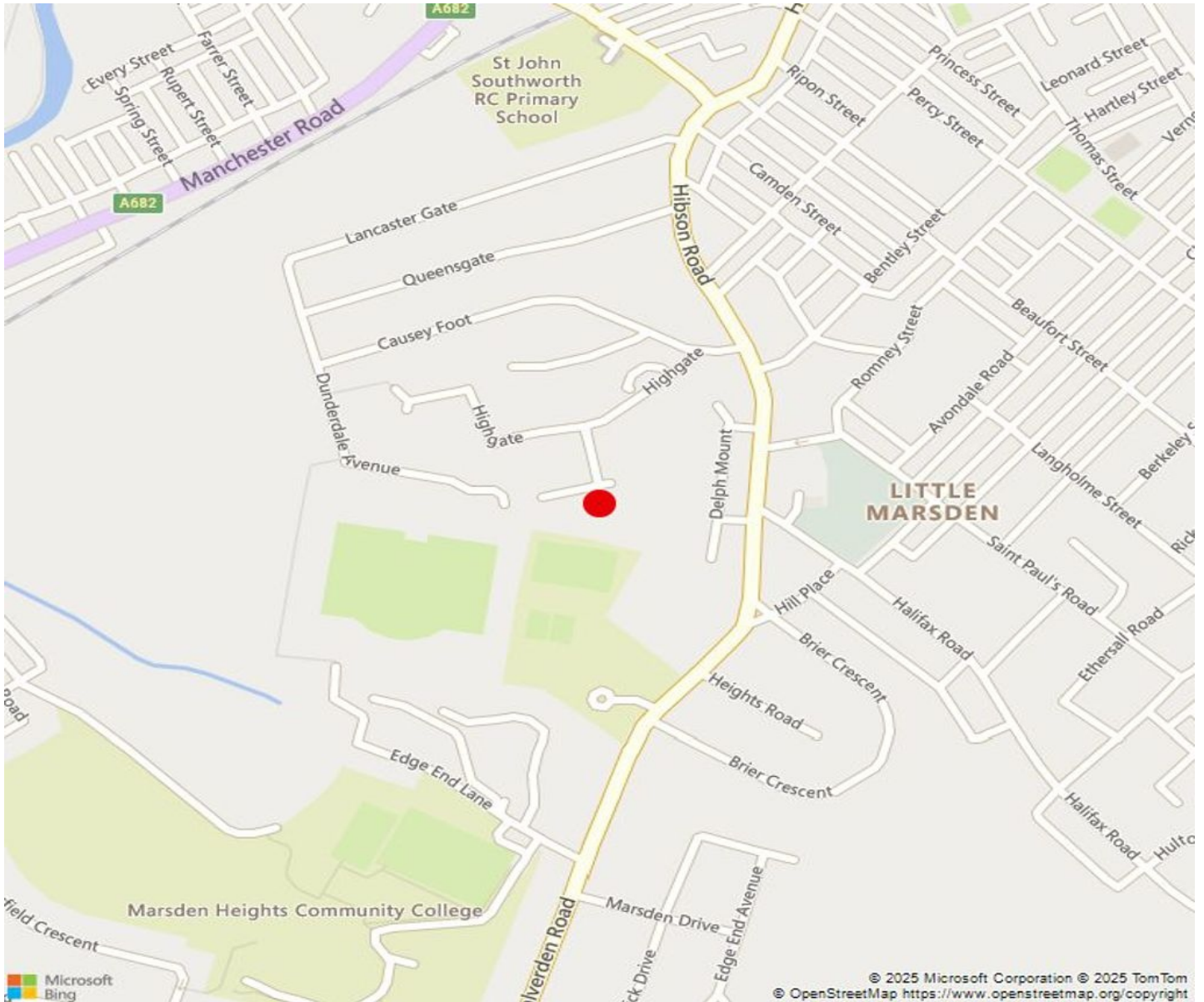
### Services

We understand that all mains services are available within the immediate vicinity.

### Services Responsibility

It is the prospective Purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.





## Additional Information

### Viewings

Petty Chartered Surveyors  
The Old Red Lion,  
Manchester Road,  
Burnley,  
BB11 1HH

### Legal Costs

Each party is to be responsible  
for their own legal costs.

### VAT

All Prices quoted are exclusive  
of, but may be subject to VAT at  
the prevailing rate.

## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

