

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 60097



# FOR SALE

Residential Development Land  
0.61 acres (2,455 sqm)



**GUIDE PRICE - £350,000**

- Situated to the immediate north west of Earby adjacent to All Saints Church and Skipton Road (A56)
- Rare residential development land
- Planning permission has been granted (application reference 25/0129/OUT) granting outline planning permission for 5 dwellings (access only)

**LAND TO THE NORTH OF ALL SAINTS CHURCH  
SKIPTON ROAD, EARBY, BB18 6JL**

# LAND TO THE NORTH OF ALL SAINTS CHURCH SKIPTON ROAD, EARBY, BB18 6JL

## Location

The land is situated to the immediate north west of Earby adjacent to All Saints Church and Skipton Road (A56). The land is within the Earby Conservation Area.

Earby is a small town in East Lancashire lying approximately 5 miles north of Colne and 7 miles south west of Skipton.

## Description

The land comprises a grassed plot of regular shape extending to approximately 0.61 acres (2,455 sqm).

The land slopes from west to east with the full eastern boundary fronting Skipton Road (A56).

The land is bounded by All Saints Church to the south, The Old Vicarage to the west and Grange Hill a semi detached house to the north.

## Accommodation/Planning

The permission is outline only but a study of the application indicates a scheme of 5 dwellings including One detached (type A ) being a 5 bedroomed 8 person house with gross internal area of 2,250 sqft (209 sqm) plus double garage. Two further detached dwellings being 3 bedroomed 5 person houses of 1,140 sqft (106 sqm) with private driveways and two semi detached dwellings being 3 bedroomed 5 person houses of 1,140 sqft (106 sqm) with private driveways.

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01282 661333, email: [planning@pendle.gov.uk](mailto:planning@pendle.gov.uk)

## Guide Price

£350,000

## VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

## Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

## Legal Costs

Each party will be responsible for their own legal cost incurred.

## Further Information

Lisa Throupe 01535 600097/07966 300501  
[lisa@hayfieldrobinson.co.uk](mailto:lisa@hayfieldrobinson.co.uk)

Justin Robinson – 07966 336617  
[ejr@hayfieldrobinson.co.uk](mailto:ejr@hayfieldrobinson.co.uk)



[www.hayfieldrobinson.co.uk](http://www.hayfieldrobinson.co.uk)

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.



