

### FOR SALE BY PRIVATE TREATY

**SITE OF THE FORMER CHURCH OF ST. JOHN'S,  
ST. HUBERT'S ROAD, GREAT HARWOOD, BB6 7ED**

**OFFERED FOR SALE WITH THE BENEFIT OF OUTLINE PLANNING PERMISSION  
FOR THE ERECTION OF NINE TERRACED HOUSES  
(7 TWO BEDROOMED, 2 THREE BEDROOMED)  
PLANNING APPLICATION NUMBER 11/10/0231  
APPROVED 14TH JULY 2010**

#### SITUATION AND DESCRIPTION

The development site lies to the south of the centre of Great Harwood, an increasingly popular residential town within the north east Lancashire employment corridor which stretches from Blackburn in the west to Colne in the east.

Great Harwood lies close to areas of attractive open countryside, with the popular Ribble Valley towns of Whalley and Clitheroe 3 and 6 miles distant respectively. The employment centres of Blackburn and Accrington are also nearby.

Junction 7 of the M65 motorway provides easy commuting west to the M6 corridor or south via the A56 and M66 to Manchester and West Yorkshire via the M60/M62.

The site was cleared in 2009 and offers good frontage to St. Hubert's Road and flank frontage to St. John's Street and Vicar Street.

The site extends overall to approximately 1,440 square metres (0.35 acres or thereabouts).

#### PLANNING CONSENT

Outline Planning Consent was granted by Hyndburn Borough Council on the 14th July 2010 – reference Application Number 11/10/0231, with access and layout not reserved.

External appearance, landscaping and scale will require Reserved Matters approval within 3 years.

There is no requirement to provide Affordable Housing and no Section 106 requirement for contributions to offsite play, open space or highway improvements.

Copies of the Approval together with the original Application documents including Design & Access Statement, Layout Plans & Elevations are available on request – comprehensive pack cost £5.00.

### FORMER USE

The site was formerly occupied by a late Victorian era stone and slate Church the demolition of which was undertaken in accordance with a professionally supervised Method Statement including Asbestos Survey.

Purchasers are to satisfy themselves with regards to ground conditions, in line with the relevant authority's requirements. The owners of the site will require an Environmental Indemnity from the purchasers of the land.

### TENURE

Freehold.

### LEGAL RESTRICTIONS

No restrictions will be imposed on residential development. Conditions for alternative uses will be imposed in accordance with Church Commissioners recommendations.

### BURIALS

No burials or interments took place within the curtilage of the development site.

### ROADS

The three streets flanking the development site are understood to be made up and adopted by the local authority.

### SERVICES

All mains services are readily available but purchasers should address specific enquiries to the various statutory providers.

### Viewing At Any Time

### PRICE

Offers in excess of £250,000 invited.

V.200 - 190.A