

# Lot 9

## Land At 26 Victoria Road, Littleborough, Todmorden OL14 5LP

**GUIDE PRICE: £70,000**



### VACANT DEVELOPMENT SITE

This vacant development site offers a site area of approx 0.1 of an acre and is situated on the edge of a former mill town on the Lancashire/Yorkshire border. The site previously had planning under reference 09/00183/FUL for 5 x two bedroom apartments with off-street parking and an external green amenity area. We understand that this planning permission has lapsed although it may of course be possible to resurrect the existing planning of this scheme. There may of course be scope to apply for alternative planning permission subject to submitting an acceptable scheme. We understand that the area has a need for low cost housing and this predominately cleared site is being sold with the benefit of vacant possession.

#### ACCOMMODATION

Site area – approximately 0.1 acres

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

Calderdale Council

#### VENDOR'S SOLICITORS

Tom Bridge, Stephenson's, 24 Lord Street, Leigh, Lancashire, WN7 1AB, 0844 406 8892

#### VIEWING TIMES

Open site for inspection at any time – please be courteous to neighbours

#### JOINT AUCTIONEERS

Miller Metcalfe, Miller Metcalfe, 1 Merchants Place, Riverside, Bolton, BL2 1BX



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN