

Mansfield Crescent Site

Pendle Council is presenting an exciting opportunity to develop your own home in an attractive location on the outskirts of Brierfield.



Background

An exciting opportunity has arisen for anyone who is interested in building or commissioning the development of their own home.

Pendle Borough Council is releasing for sale two individual residential development plots for self/custom build housing on this attractive site off Mansfield Crescent in Brierfield.

Custom built houses are often more affordable, 'greener', better designed and more suited to the resident's needs when compared to standard market housing built by large developers.

Location

The site is situated in a popular residential area to the east of Brierfield, on Mansfield Crescent, just off Halifax Road. With an open outlook to the north, the site is within easy reach of Brierfield, Nelson and J12 of the M65.



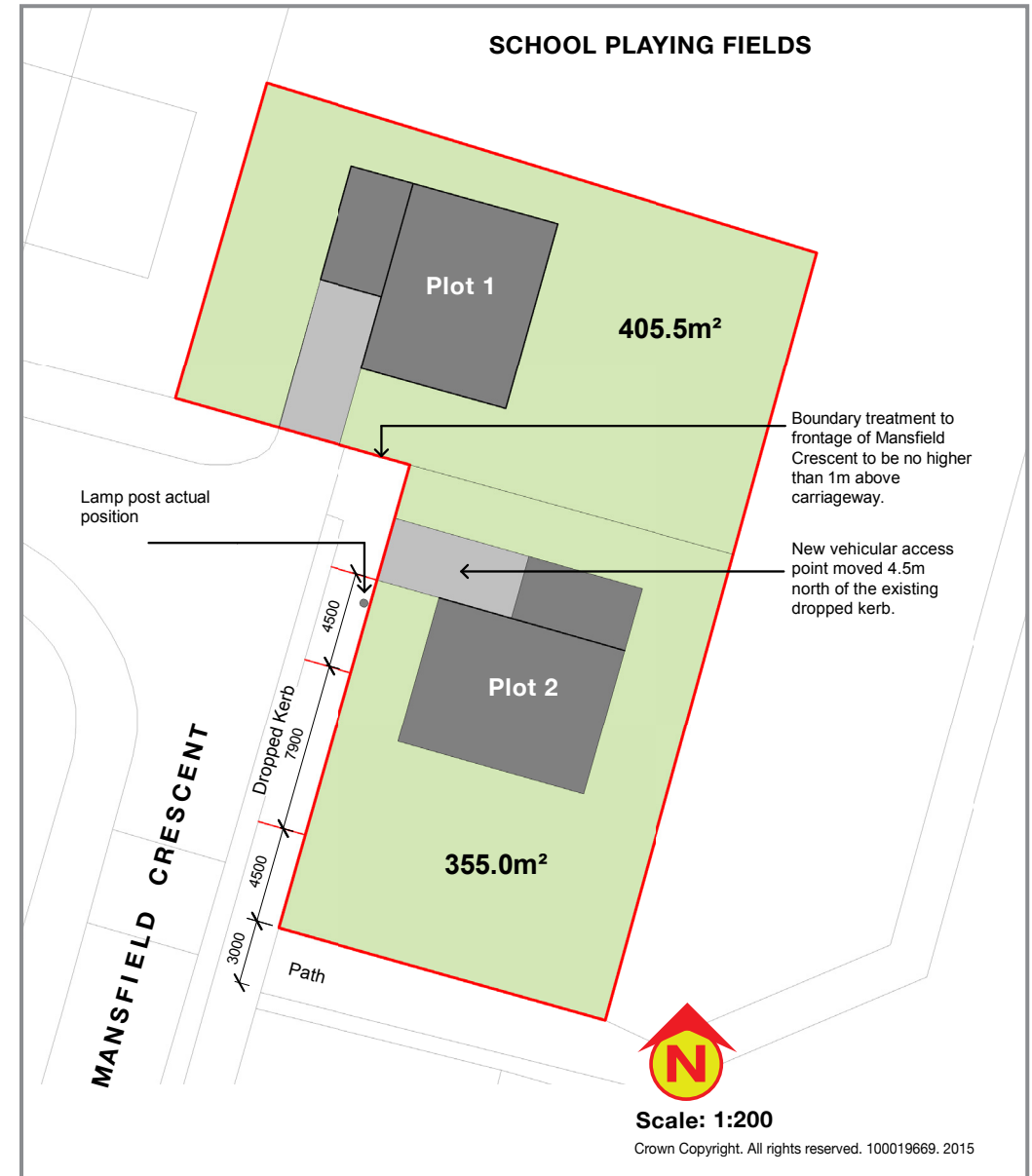
Description

The two individual plots are large enough to accommodate a 3-4 bed detached house with gardens and off street parking.

Plot 1 is south facing and measures **405.5 sq m**

Plot 2 is west facing and measures **355 sq m**

Both plots have access direct from Mansfield Crescent.



The Site

PLANNING

Outline planning permission was granted on 5th June 2019 (application reference 19/0253/OUT) for the erection of two detached dwellings (access only).

Copies of the planning permission are available for inspection, or can be viewed on Pendle Council's website: www.pendle.gov.uk/planning

An application for the approval of the reserved matters (layout, appearance, landscaping and scale) needs to be submitted to Pendle Council before any development begins.

Pre-application advice: The council is seeking to achieve high quality development on this site. Development should incorporate good design which is in keeping with the site and its context. We advise you to discuss your proposals with the Council's development management team before submitting a planning application. There is a small fee for this service. Details are available on the Council's website.

Community Infrastructure Levy (CIL): Pendle Council does not currently have a CIL policy; therefore CIL is not applicable to this scheme.

SERVICES

All mains services are available in the vicinity, however, the purchaser/ developer should verify the location and capacity of these services to supply the development with the relevant utility companies.

SITE INVESTIGATION

Any purchaser should commission their own site surveys to satisfy their own development plans.

VIEWING

The site can be viewed from the nearby public roads.



Terms of Sale

TENURE

The plots will be sold on a freehold basis.

PRICE

Offers over £12,000 per plot. Plots will be sold to the highest bidder via a tender process (details outlined below). Only those who are registered on the Council's self/custom build register will be eligible to submit an offer.

Click here for more details.

VAT

VAT will not be chargeable on the purchase price of the plot.

EVIDENCE OF FINANCE

Evidence of finance to purchase the plot and to finance the build will be required to be submitted with the tender. This evidence could be in the form of an 'in principle' custom build/self-build mortgage agreement, evidence of savings or a letter from an accountant or solicitor confirming the amount available.

Tenders that do not provide this information will not be considered by the Council.

DEPOSIT

A deposit of 10% of the purchase price will be payable upon exchange of contracts. Upon legal completion of the sale, the remaining balance will be payable.

LEGAL COSTS

Each party to bear its own costs in the transaction.

TIMESCALES TO CARRY OUT THE DEVELOPMENT

To ensure that houses are developed on the site in a timely manner, the following conditions will be included in the contract of sale:

- A planning application must be submitted within 6 months of exchange of contracts.
- Completion of the plot sale must take place within 12 months of exchange of contract by which time planning permission should have been granted.
- A start on site will be required 6 months from the completion of the land sale.
- Completion of build (building control sign off) will be required 24 months from completion of land sale.

Form Of Tender

Interested parties can bid on both plots but must state their order of preference as **only one plot can be allocated to a bidder.**

Plots will be allocated based upon the highest offer received, although the Council is not obliged to accept all/any offer.

Tenders which do not include evidence of finance to purchase the plot and to finance the build will not be considered.

All offers are subject to contract and Council approval.

Sealed bids are to be submitted on the attached form and returned by **noon on 30th June 2021.**

Please submit your offer on the sealed bid form, along with evidence of your finance to purchase the plot and to build a house upon it, to:

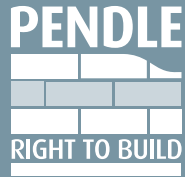
**Philip Mousdale
Corporate Services Director
Pendle Borough Council
Town Hall, Market Street, Nelson, Lancashire, BB9 7LG**

Envelopes should be marked:-

**SEALED BID
LAND ON MANSFIELD CRESCENT
BRIERFIELD**

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FURTHER INFORMATION

For any further information about the site, please contact:

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e: judith.stockton@pendle.gov.uk

Jen Rawsthorne

Liberata Property Services

t: 01282 425011 Ext. 249073 or 07901 110896

e: jennifer.rawsthorne@liberata.com

Pendle Borough Council

Town Hall

Market Street

Nelson

Lancashire BB9 7LG

www.pendle.gov.uk/righttobuild



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