

Bamford Street

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



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 good sized, individual development plots for self / custom build housing on this attractive site off Barkerhouse Road in Nelson.

Custom build housing, including self-build, is housing designed and built by individuals or groups for their own use.

This can involve employing a developer or builder to do this, or the purchaser can build it him/herself. 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 south of Barkerhouse Road in Nelson. Located in between Tweed Street and Bamford Street, the site is within close proximity to beautiful open countryside as well as being within easy reach of Nelson, Colne, Barrowford and J13 of the M65.



Description

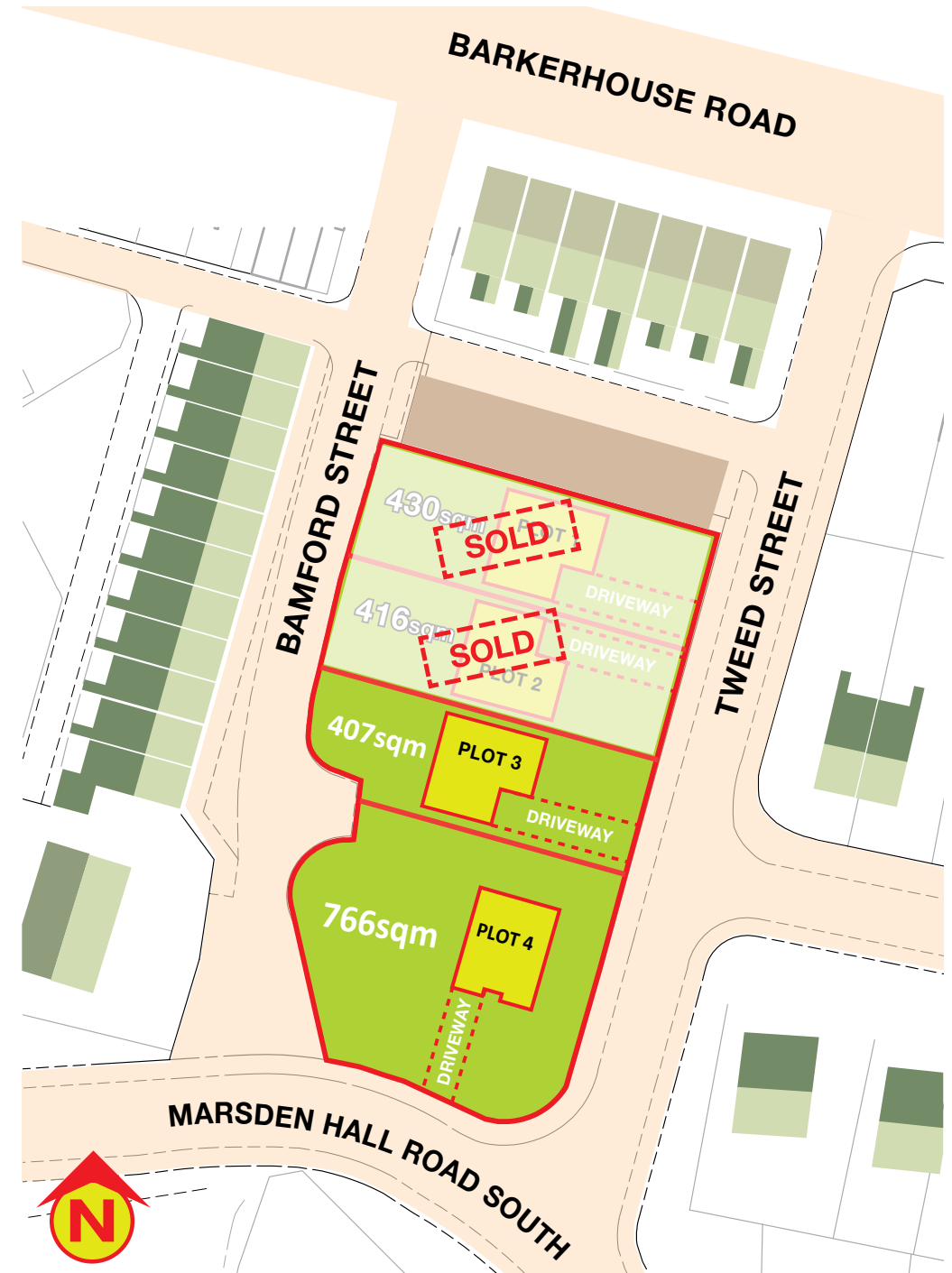
The site comprises of four individual plots, two of which have already been sold. The size of the plots are large enough to accommodate 3/4 bed detached houses with good sized gardens and off street parking. Each plot will have direct access from either Tweed Street or Marsden Hall Road South, depending upon its position on the site.

PLOT 1
approx. 430 sq m, **SOLD** accessed off Tweed Street

PLOT 2
approx. 416 sq m, **SOLD** accessed off Tweed Street

PLOT 3
approx. 407 sq m, accessed off Tweed Street

PLOT 4
approx. 766 sq m, accessed off Marsden Hall Road South



The Site

PLANNING

Outline planning permission was granted on 4/1/16 (application reference 13/15/0541P) for the erection of a number of detached dwellings (Access only). This permission has now expired, however it is assumed that consent for residential development would be forthcoming.

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

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.

SERVICES

A foul and surface water drainage system which terminates just inside each plot boundary will be installed by Pendle Borough Council prior to the completion of the sale of the land (to comply with condition 4 of the outline planning permission). A fee of £4,000 must be paid by the purchaser of plot 3 and a fee of £8,000 must be paid by the purchaser of the larger plot 4 to cover these costs.

All other 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

Site investigation works have been carried out and no apparent abnormalities were found on the site. 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

Sealed offers are invited for each of the plots. Plots will be sold via a formal 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.

To register, visit www.pendle.gov.uk/righttobuild

In addition to the sum offered, the purchaser will be required to make a contribution towards a proportion of the costs to install a foul and surface water drainage system to each plot amounting to £4,000 for plot 3 and £8,000 for the larger plot 4.

VAT

VAT will not be chargeable on the purchase price of the plot or the cost of the foul surface water drainage installation.

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 and/or evidence of savings, a letter from an accountant or solicitor, etc.

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 plus the contributions outlined above 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 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 of the remaining plots but must state their order of preference.

Plots will be allocated based upon the highest offer received, though the supporting financial information will also be considered. The Council is not obliged to accept all/any offer.

All offers are subject to contract and Council approval.

All bids are to be submitted on the attached form in a sealed envelope and clearly marked as below:

SEALED BID - LAND OFF BAMFORD STREET, NELSON

FAO KAREN SPENCER, DIRECTOR OF RESOURCES, TOWN HALL, MARKET STREET, NELSON, BB9 7LJ

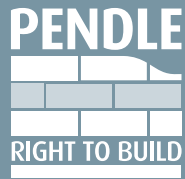
NB: PBC Staff, please DO NOT OPEN and pass to Karen Spencer upon receipt.

BID DEADLINE: 12 Noon on Friday 12th December 2025

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

Pendle Borough Council, as the vendor gives notice that:

1. These particulars are a general outline only, for the guidance of prospective purchasers and do not constitute any part of an offer or contract.
2. The accuracy of any statements or representations of facts, cannot be guaranteed and any prospective purchasers must satisfy themselves as to the correctness of each of the statements contained within these particulars.
3. The vendor nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.
4. The vendor will not be liable in negligence, or otherwise accept any responsibility for losses or expenses incurred or arising from the use of these particulars.



FURTHER INFORMATION

For any further information about the site, please contact:

Ryan Gifford

Pendle Borough Council

t: 01282 661640

e: ryan.gifford@pendle.gov.uk

Property Services

e: Property.Enquiries@pendle.gov.uk

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Pendle Borough Council
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www.pendle.gov.uk/righttobuild

