



Single Building Plot Red Lane Colne BB8 7JR

A truly exceptional opportunity to acquire a generous parcel of land benefitting from full planning permission to construct a stylish single residence providing approximately 415m² of accommodation (including garaging), with a simply stunning rural outlook.

Convenient edge of town position in one of Colne's most sought after residential areas, with views over open countryside towards Lake Burwain and Foulridge.

Guide Price £385,000

Single Building Plot Red Lane Colne BB8 7JR

• Colne (M65) 1 miles • Skipton 12 miles • Clitheroe 16 miles • Blackburn 17.5 miles • Manchester 34 miles

Location

The plot enjoys a convenient position on the northern edge of the resurgent town of Colne with direct access and frontage to Red Lane. Colne provides a comprehensive range of services including supermarkets, independent shops, bars and eateries. There are various pre-schools, primary and secondary schools with the plot also being in the catchment for the Skipton and Clitheroe schools. There are excellent transport links by both rail and road with the M65 providing connections to the wider motorway network.

Description

This exciting and rare opportunity is perfect for those seeking a 'Grand Design' scale project with a view to constructing a stylish and contemporary family residence to meet their own specific requirements.

This gently sloping plot enjoys an accessible yet semi rural position off Red Lane with a wonderful outlook across open countryside towards Lake Burwain and Foulridge.

The proposed residence has been thoughtfully designed, fully embracing the topography of the plot to create a substantial single residence of approximately 415m² (4467sqft) including garaging, while remaining unobtrusive and sympathetic to its surroundings.

Planning

Pendle Borough Council granted full planning permission for the construction of this substantial detached residence designed by Padiham based architects 'Habitat Architecture'. The scheme is approved under planning reference 26/0403/FUL with the Grant of Technical Details Consent issued 13th August 2026.

Full details of the approved scheme and related documents are available on request from the agents. Alternatively full details can be viewed via Pendle Borough Council's website.

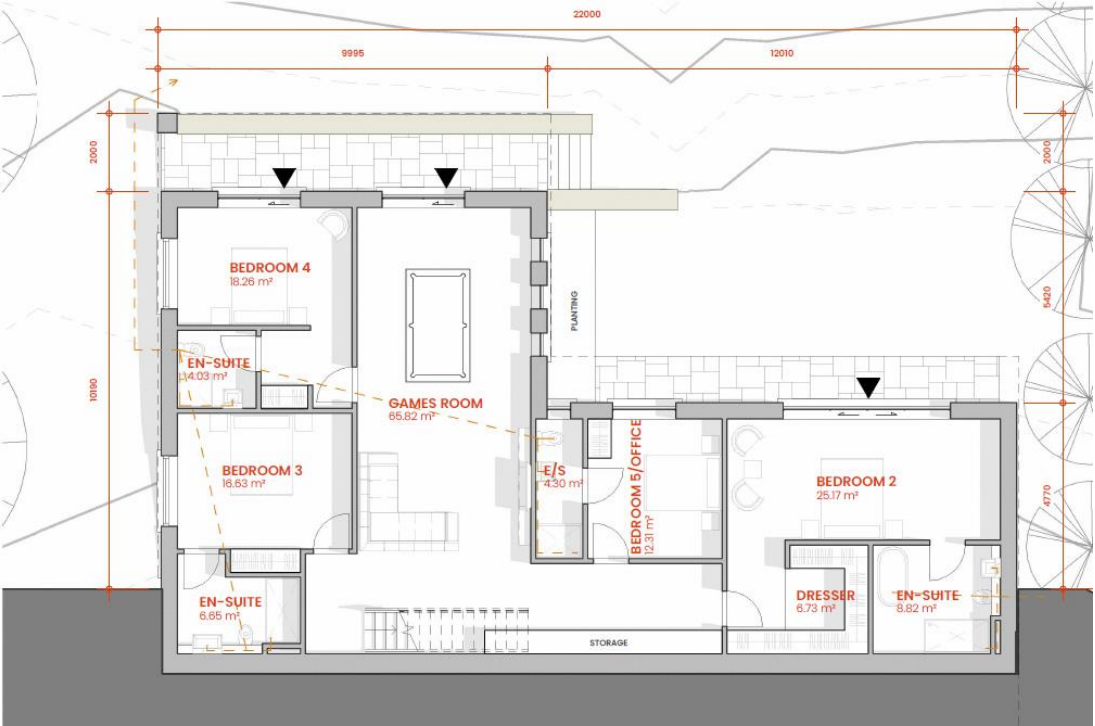
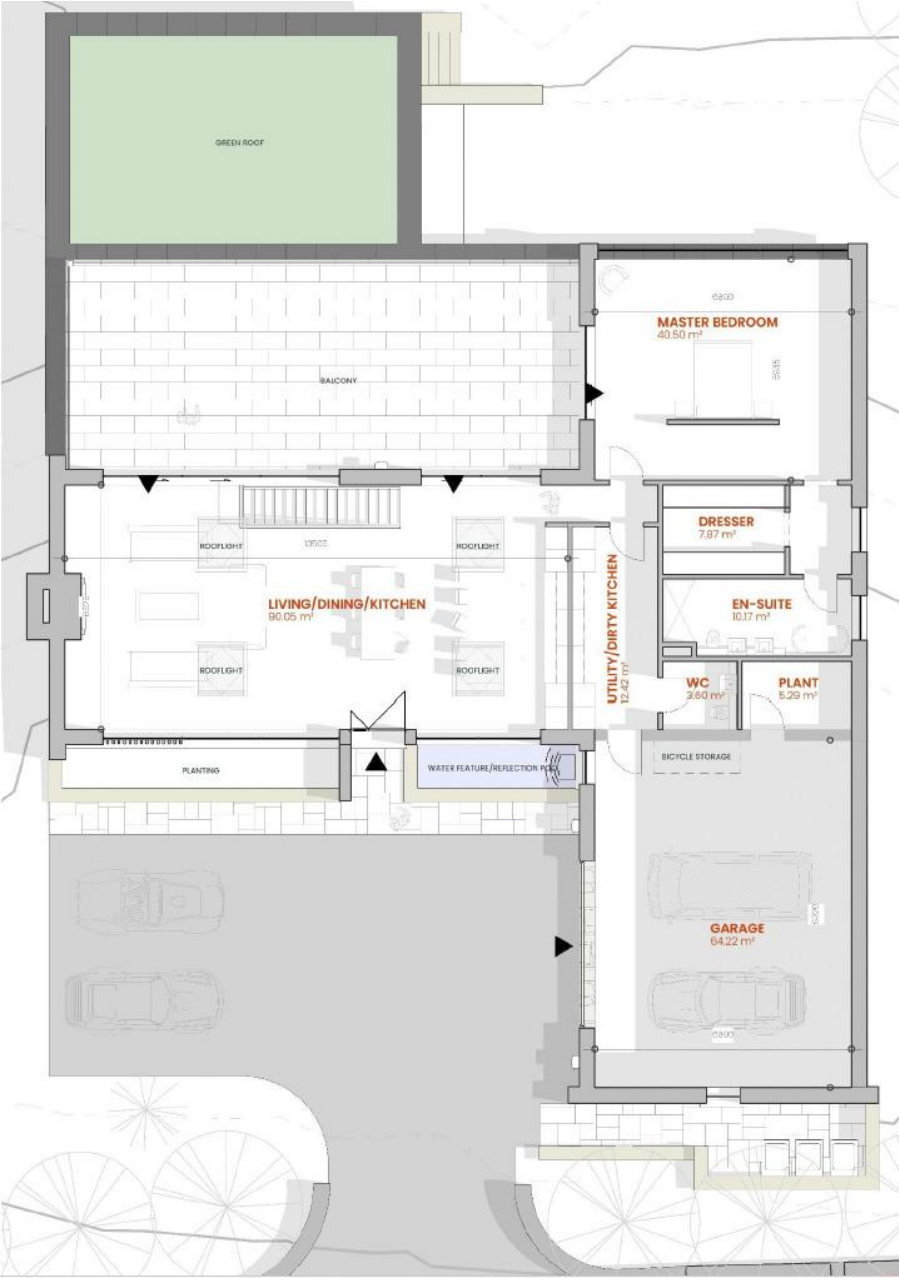
The approved scheme provides well planned accommodation laid out over two floors, briefly comprising;

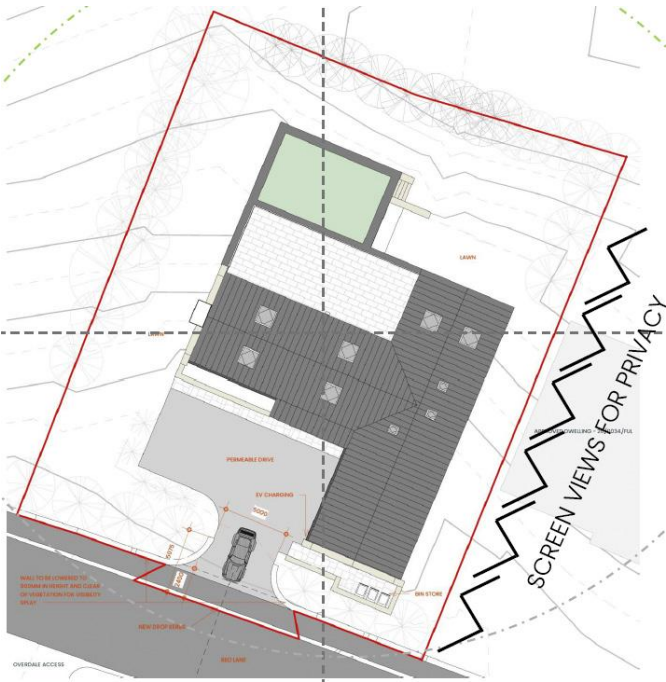
Ground Floor: Open plan Living/Dining/Kitchen with access to Terrace, Utility/Laundry, w.c., Plantroom, Master Bedroom with Dressing Area, en suite. Access to linked double garage.

Lower Ground Floor: Games Room with access to Garden, Bedroom 2 with Dressing Area and en suite. Bedrooms 3 & 4 both with en suite. Bedroom 5/office with en suite.

Outside: Linked double garage with private drive and ample parking. Roof terrace/seating area accessed from the main living space and master bedroom. Gardens beyond the lower ground floor.







Services

We understand mains water, mains electricity and mains gas are in the vicinity of the plot. It is the responsibility of the purchasers to make their own enquiries. Proposed means of drainage is to a private package treatment plant.

Wayleaves, Easements and Rights of Way

The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

Tenure

Freehold. Vacant possession on completion.

Directions

From Skipton head west on the A59 taking the first exit at the Broughton roundabout onto the A56 signed to Colne. Continue through Thornton in Craven, Earby, Sough, Kelbrook and Foulridge turning right onto Longroyd Road after leaving Foulridge. At the roundabout take the third exit onto Red Lane and continue straight across the next roundabout for about 550 metres where the plot can be found on the right. A David Hill 'For Sale' sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

info@david-hill.co.uk

These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.

