



## Two Acres Clayton Avenue, Rossendale, BB4 6EW

### Offers Over £800,000

A Rare and Exceptional Development Opportunity in a Prime Rawtenstall Location

Clayton Avenue, Rawtenstall, Rossendale presents a unique and highly desirable opportunity to acquire a prime residential development site in one of Rossendale's most sought-after locations. Positioned just moments from Rawtenstall town centre and offering superb connectivity to the M66, M60, M62 and M65 motorways, this two-acre plot is perfectly suited for an executive housing scheme with outstanding potential for capital growth and market demand.

Full planning permission has been granted for the construction of 8 high-specification detached homes, comprising 4 four-bedroom properties and 4 five-bedroom homes, all designed with contemporary family living in mind. This is a rare chance to deliver an exclusive development of premium homes in a location where demand for quality family housing remains consistently strong.

Planning has been approved by Rossendale Borough Council under reference 2002/532, with a Lawful Development Certificate (2016/0273) offering added reassurance and flexibility to prospective developers.

Set in an elevated position, the site enjoys fantastic open aspects while benefiting from close proximity to local schools, shops, golf course, restaurants and popular walking routes, ensuring long-term appeal to discerning buyers seeking both lifestyle and convenience.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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