

FOR SALE

John Pallister

Chartered Surveyors

Building Plot
Off Letcliffe Lane, Manchester
Road, Barnoldswick, BB18 5HE



PLANS AND ELEVATIONS		Client: Gary Gellie
Plot: 28 Duck Street, Clitheroe, Lancashire		Drawn: JG
Date: 22.02.17		Scale: 1:100 @ A3
Project No: 170101 (Day 01)		Approved: [Signature]
Avalon		Chartered Town Planning
Town Planning, Architecture, Design, Building Regulations, Services		Phone: 01282 834534 Fax: 01282 451566
All work to be carried out to the latest current British standards Code of Practice and recognized working practices.		www.pallisters.co.uk
All work will be carried out in accordance with the Building Regulations and the Building Control Officer.		
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OIRO £120,000

The Coach House
28 Duck Street
Clitheroe
BB7 1LP

Tel: 01200425697

Email: info@pallisters.co.uk

A superb opportunity to purchase a semi-rural Building Plot with Full Planning Permission for a 2-bedroom bungalow on the outskirts of Barnoldswick, close to the popular Letcliffe

Park.

www.pallisters.co.uk

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Description

The permission (*application ref.18/0170/ful at Pendle Borough Council, As amended by Application Ref. 23/0178/VAR allowing permanent residential occupation*) states that the development must commence before the expiration of 3 years, however the foundations have been installed and inspected by the Local Authority, and the permission has therefore been “activated”.

The current permission, allows for the bungalow to be constructed of natural stone with slate roof, timber DG windows, and the parking of two vehicles. A small area of additional land is also included in the sale (which is not part of the original planning permission) and which may provide an additional access and/or parking, subject to the relevant Local Authority approvals.

There is a telegraph pole in the garden with overhead power lines. It is possible that the pole could be relocated, and/or the overhead cables buried. The vendor has **not** carried out any investigations or discussions regarding these matters, and any prospective purchaser should make their own investigations, if required.

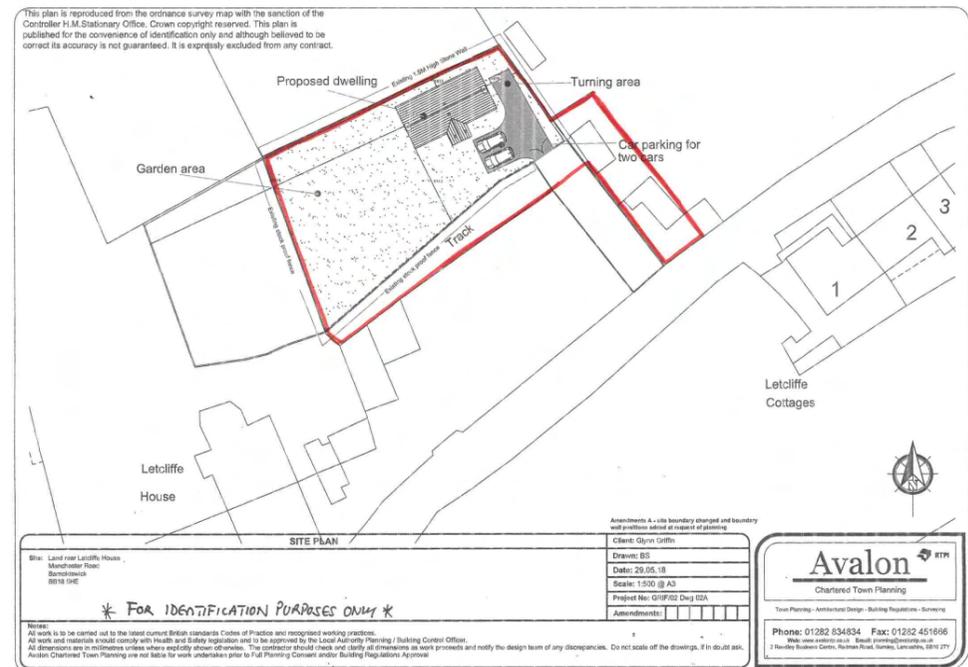
Services

Mains water and electricity are thought to be in close proximity. A septic tank/treatment plant must be provided by the purchaser on site for foul waste /water.

Viewings

Strictly by appointment with our office. All viewings are at your own risk.

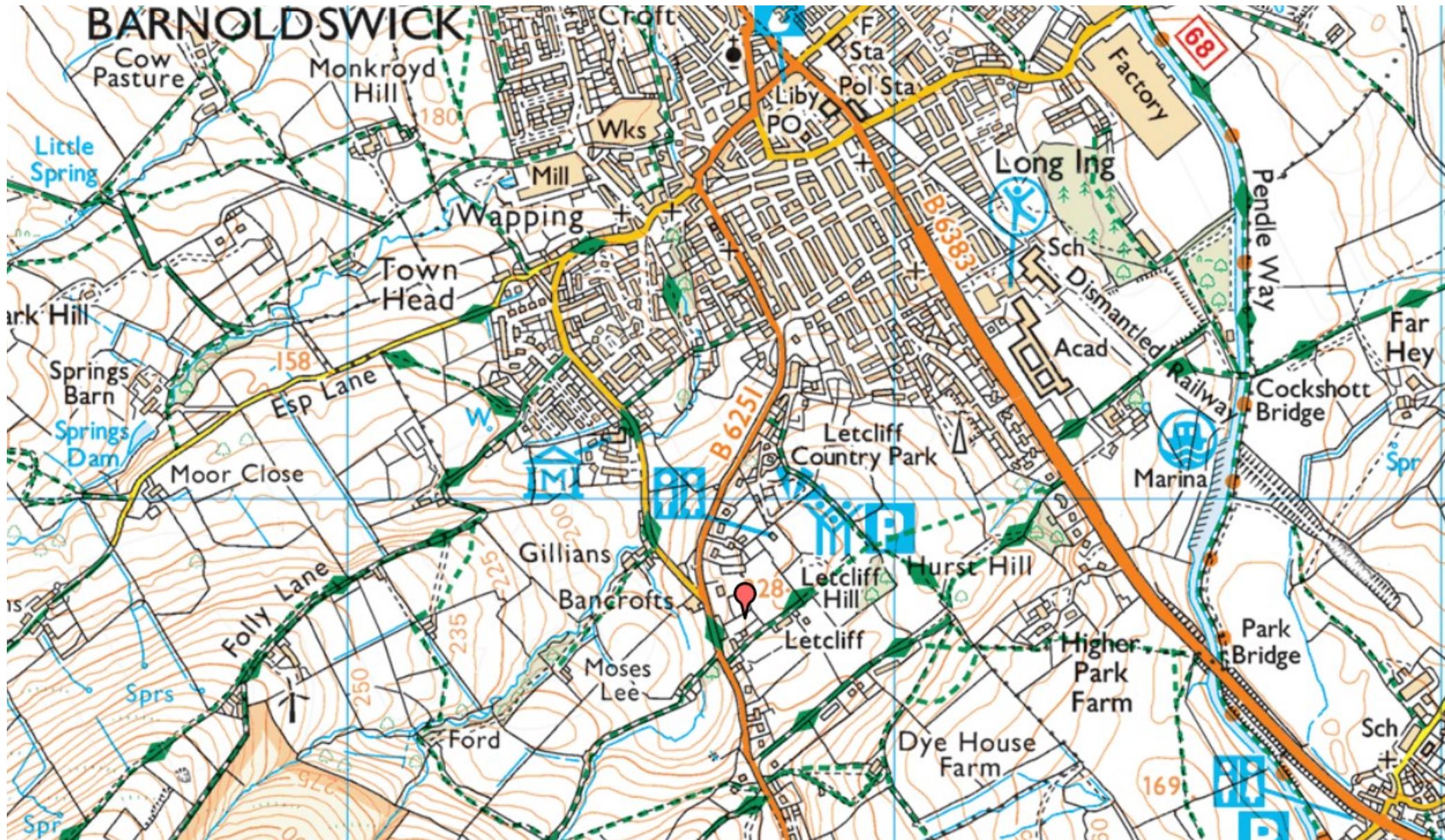
Offers in the Region of £120,000



Not to Scale

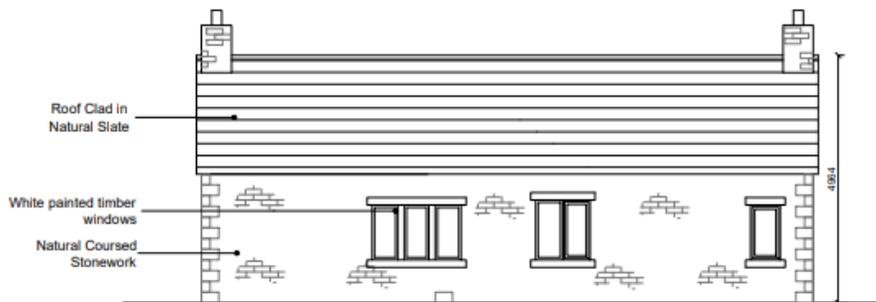
For identification purposes ONLY

John Pallister
Chartered Surveyors

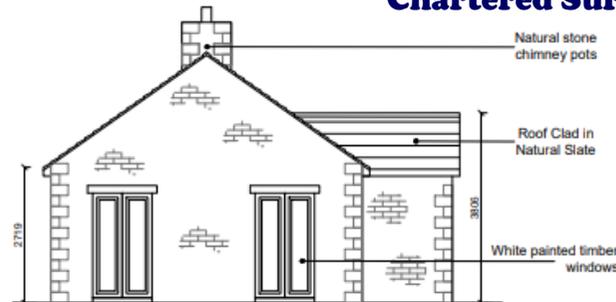


John Pallister for themselves and as agents for the vendors of this property give notice that whilst we endeavor to make our sales particulars accurate and reliable, if there is any point of particular importance to you please contact the office and we will be pleased to confirm the position for you; particularly if you are contemplating travelling some distance to view the property. None of the statements contained in these particulars as to this property are to be relied on as representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. These particulars do not constitute any part of an offer or contract. The vendor, John Pallister nor any other person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.





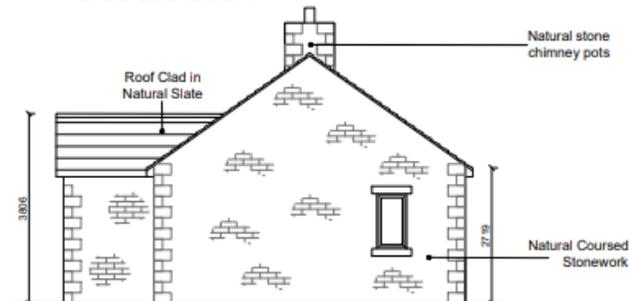
Rear Elevation



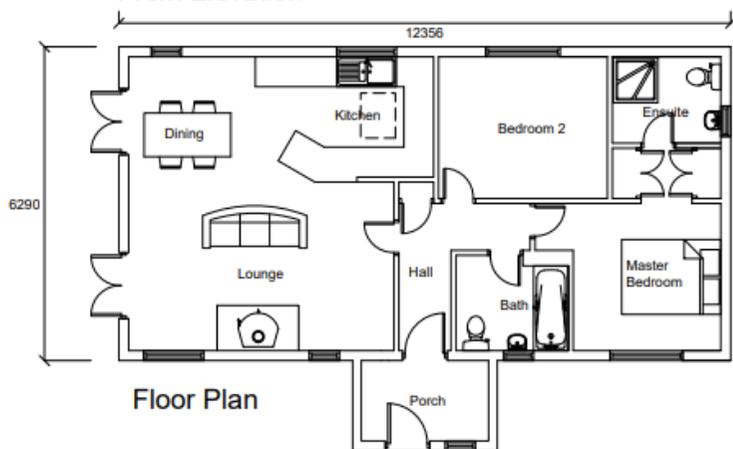
Side Elevation



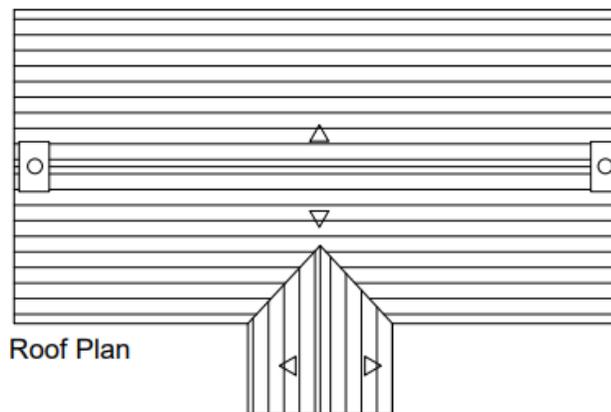
Front Elevation



Side Elevation



Floor Plan



Roof Plan

Planning Ref. 18/0170/ful
Pendle Borough Council

PLANS AND ELEVATIONS

Site: land rear Letcliffe House
Manchester Road
Barnoldswick
BB18 5HE

Client: Glynn Griffin

Drawn: BS

Date: 22.02.17

Scale: 1:100 @ A3

Project No: GRIF/02 Dwg 03

Amendments:

Notes:
All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings, if in doubt ask.
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

Avalon

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 Fax: 01282 451666

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