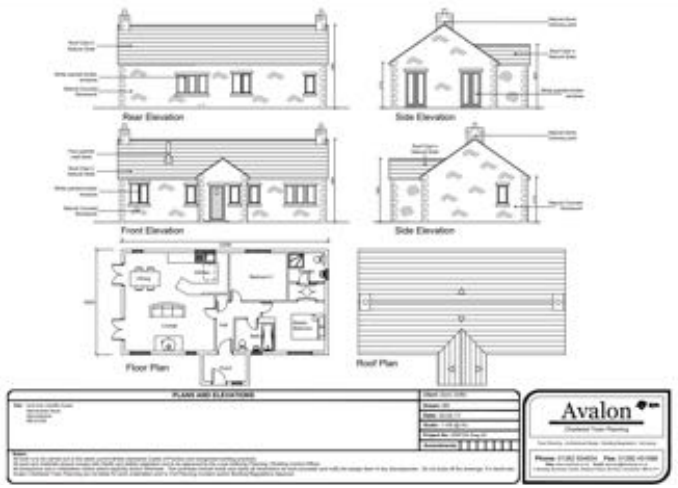
FOR SALE

John Pallister
Chartered Surveyors

Building Plot

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



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 holiday let on the outskirts of Barnoldswick, close to the popular Letcliffe Park.

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Description

The permission *(application ref.18/0170/ful at Pendle Borough Council)* 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 for holiday use ONLY, 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.

Overage

The property is to be sold on the basis that there will be **NO Overage Clause** in connection with the uplift in value of the site/ bungalow if the Holiday Let restriction is removed. Thus, should the purchaser be successful in removing the Holiday Let restriction, they will benefit from the uplift in value in full.

Viewings

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

Offers to be submitted in writing via the Tender Form on or before Noon on Friday 29th July 2022

Not to Scale

For identification purposes ONLY

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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.

THE CENTRAL ASSOCIATION OF AGRICULTURAL VALUERS

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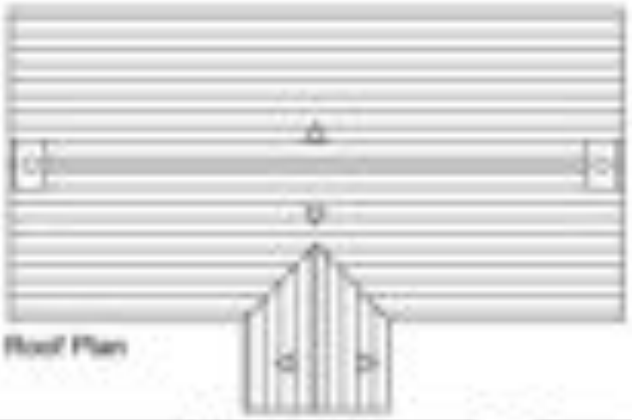
Rear Elevation

Side Elevation

Front Elevation

Side Elevation

Floor Plan



Roof Plan

Planning Ref. 18/0170/Ful

Pendle Borough Council

PLANS AND ELEVATIONS

Avalon