

FOR SALE

John Pallister

Chartered Surveyors

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



PLANS AND ELEVATIONS		Client: Jay's Gifts
Plot: 28 Duck Street, Clitheroe, Lancashire	Drawn: JG	Date: 22.02.17
Scale: 1:100 @ A1	Project No: 170102 Day 01	Amendments: []
Notes: All work to be carried out to the latest current British standards Code of Practice and recognized working practices. All work will require approval from the local authority and will require a full planning application to be submitted to the local authority. Building Control Officer. The drawings are for information only and do not constitute an offer of any services. The design team is not responsible for any discrepancies. Do not scale off the drawings. If in doubt, ask. Please Checkmate Your 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 834534 Fax: 01282 401898 100, South Street, Clitheroe, Lancashire, BB10 1JH

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.



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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

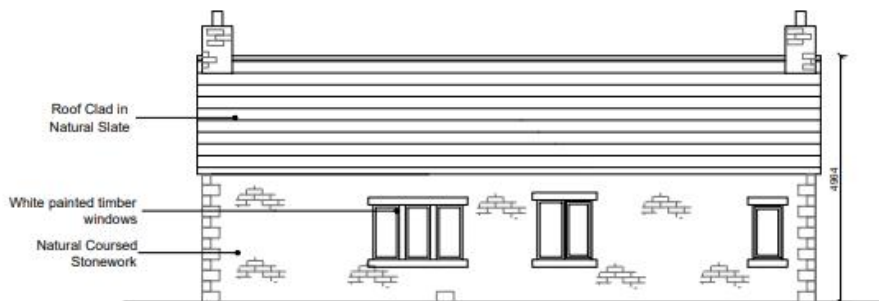
Strictly by appointment with our office. All viewings are at your own risk.

Offers in the Region of £120,000

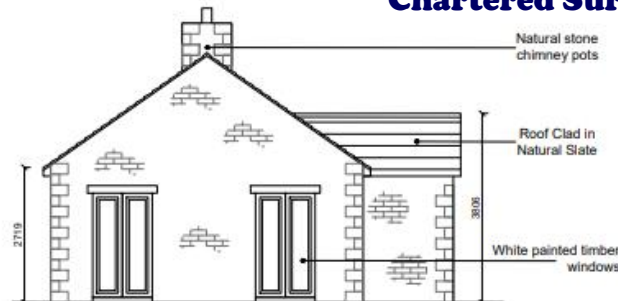




Not to Scale
For identification purposes ONLY



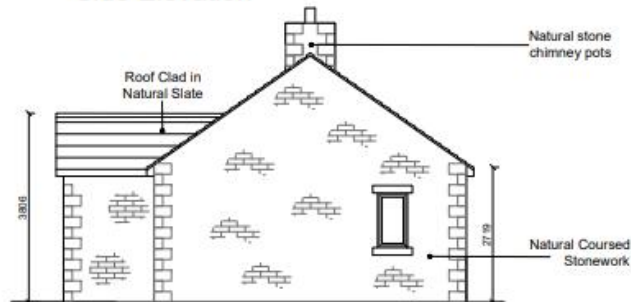
Rear Elevation



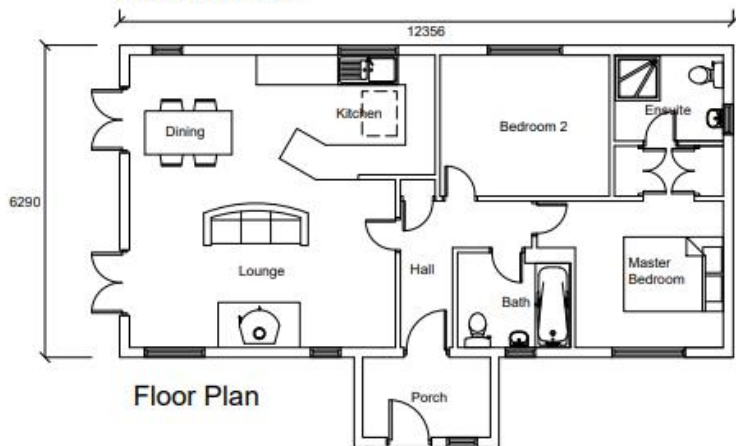
Side Elevation



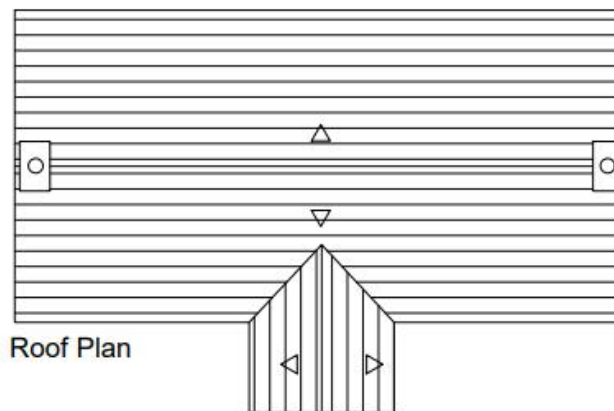
Front Elevation



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

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

Client: Glynn Griffin

Drawn: BS

Date: 22.02.17

Scale: 1:100 @ A3

Project No: GRIF/02 Dwg 03

Amendments:

Avalon 

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

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