

FOR SALE

John Pallister
Chartered Surveyors

Barley House Farm
Barley
BB12 9LB



**Rural Residential Development Opportunity
at Barley House Farm**

Offers in the Region of £490,000

**The Coach House
28-30 Duck Street
Clitheroe
BB7 1LP**

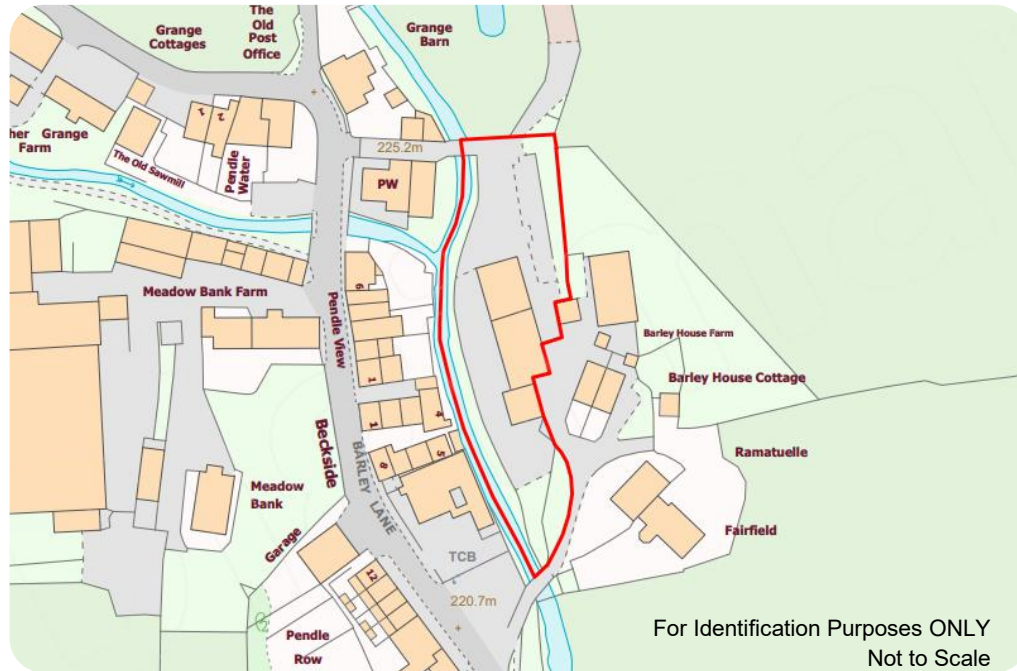
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Barley House Farm, Barley, BB12 9LB

An exciting opportunity to acquire a brownfield site with full planning consent for the provision of 5 individually designed detached dwellings.

- Rural development opportunity
- Highly sought after location
- Potential for 838 m² of residential floor space.
- Set within a plot of 0.6 acres or thereabouts.
- Offering 4 & 5 bedroom properties with garaging.

In the heart of the village of Barley, the site is accessed from Barley Lane via the existing access to Barley House Farm. The site comprises of 0.6 acres or thereabouts with concrete hardstanding and formerly part of the farmstead. Located within the popular village of Barley with a range of village amenities including 2 Public Houses and local play area.



Planning consent

Full planning consent for 5 detached dwellings has been approved by Pendle Borough Council – Application No. 13/15/0290 with approval of matters 18/0598REM. All related documents can be found on the Pendle Borough Council website and interested parties should satisfy themselves as to the planning documentation prior to submitting an offer.

Services

It is understood the site does not include any mains service connections however mains water sewerage and electricity are located in close proximity to the surrounding properties and the vendor will discuss the connection of services to the property with potential purchasers. Purchasers must however satisfy themselves with their own enquiries.

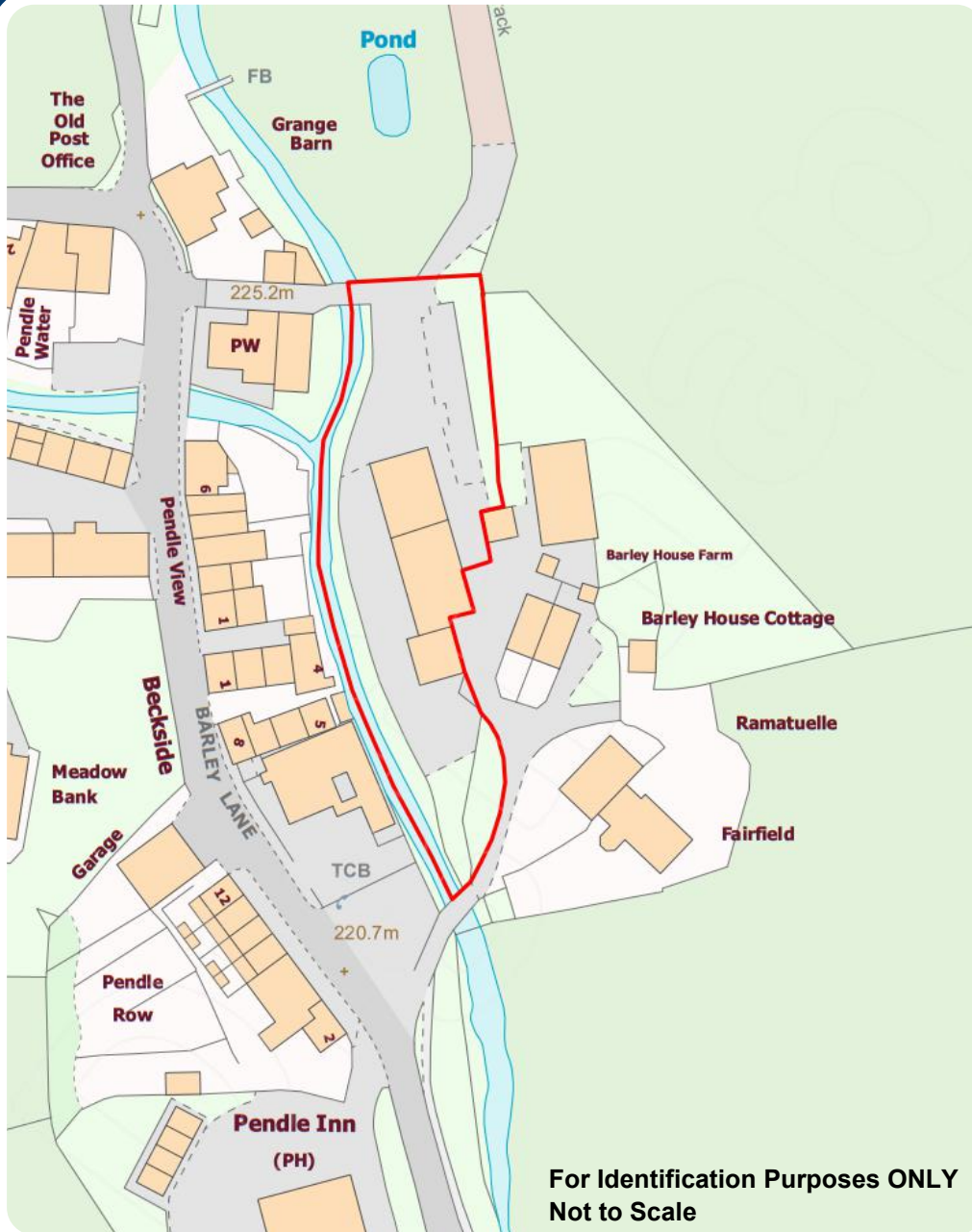
Tenure

The property is offered for sale Freehold and with vacant possession.

Rights of Way, Easements and Wayleaves

The property benefits from rights of access over the road leading from Barley Lane subject to a contribution to the maintenance of the access. The property is sold subject to all other rights of way, easements and wayleaves, both public and private which may affect or benefit the property for the purposes of developments.





Method of Sale

For Sale by Private Treaty

Viewings

Strictly by appointment only, please contact the office.

Appropriate care must be taken when viewing the property and all viewings will be undertaken at your own risk.

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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.

