

**FOR SALE**

**John Pallister**  
Chartered Surveyors

Twitter Bridge Barn  
Twitter Lane  
Waddington, BB7 3LG



**Guide £300,000**

**!! Now with Extended Footprint !!**

**Superb conversion for a single dwelling  
situated in the sought after village of  
Waddington with activated planning consent**

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

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## Twitter Bridge Barn, BB7 3LG

An exciting opportunity to purchase a traditional detached stone-built barn with activated planning permission for conversion to a single residential property, in a rural location on the outskirts of the popular village of Waddington.

### Description

Situated in a rural position and within a short walking distance to the heart of the village of Waddington, providing sought after local amenities including; the local school and church, post office, social club, playing fields and 3 public houses. The property is within 2 miles of Clitheroe and 9 miles to the Forest of Bowland.

The property provides access directly off Twitter Lane into a private yard area which will provide parking and easily maintained grounds.



### Planning Permission

Consent for conversion was granted by Ribble Valley Borough Council under Application No. 3/2018/0750, to form a 4 bedroomed detached dwelling and has been activated by site works undertaken by the owner. Further alterations to the internal layout have since been granted under Application No 3/2022/0791 changing the approval to a 5 bedroomed dwelling.

The original consent was activated on 4th February 2022 in accordance with the terms and conditions of the planning consent and discharge of condition 6 was approved 3rd February 2022.

Full details of the planning permission with conditions are available on our website.





### Access

Access to be taken from Twitter Lane over the land marked brown on the attached plan

### Fencing

The Vendor is to erect stock proof fencing along points A-B and a fence of their choosing between B-C on the attached plan within 6 weeks of completion

### Tenure

The property is offered for sale Freehold with Vacant Possession on completion.

### Services

Mains water has been available to the site. Purchasers will be expected to establish a new connection whilst retaining existing provisions where possible.

The vendors understand that mains electricity is available to the site and prospective purchasers should satisfy themselves as to the provision of any such service by contact with the utility providers.

A septic tank system is envisaged.

### Method of Sale

For Sale by Private Treaty.

The Vendor retains the right not to accept the highest or any offer received. It should be noted, you may be required to provide proof of funds prior to an offer being accepted.



### Viewings

Strictly by appointment with the agents:

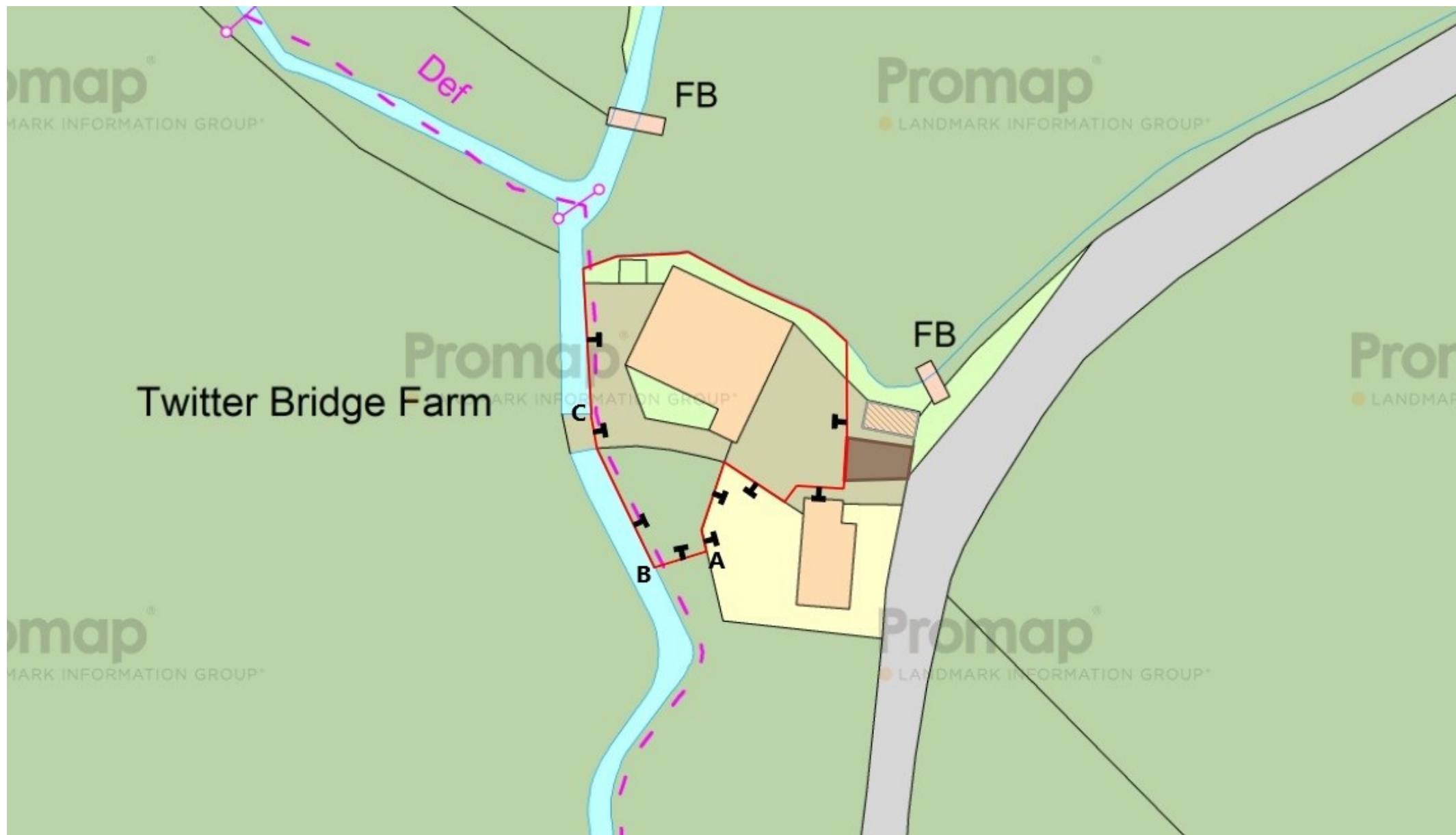
Please note:- All viewings are undertaken at your own risk

Date Amended: 11th April 2024



**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.





Not to Scale  
For identification purposes ONLY