



Land adjacent to 168 Lamrack Road, Blackburn

Offers in region of £100,000

An individual plot on the northern boundary of Blackburn with Ribble Valley in a popular and convenient locality. Outline consent for 2.5 storey large detached dwelling with car parking and rural outlooks close to open countryside and yet convenient for schools as well as a range of retail and leisure and community facilities. Blackburn town centre is within three miles.

Land adjacent to 168 Lammack Road, Blackburn

PLOT SIZE

500m² (0.12 acres) or thereabouts

PLANNING PERMISSION

This is in outline only with all matters reserved for a subsequent application (reserved matters), these being access, appearance, landscaping, layout and scale.

The indicative layout shown on the approved outline plan indicates a dwelling of 2.5 storeys of 220m² (2367 ft²) gross external measurement but this will need to be the subject to a detailed design application. There is scope to increase this building footprint, particularly noting the ground level falling away to the rear of the plot and distance between new houses on the land to the East.

GENERAL

A rare opportunity to construct an individual designed self build house within a popular edge of settlement location adjacent to Ribble Valley's open countryside, yet close to all urban amenities.

TENURE

Freehold

SERVICES

Readily available

PLEASE NOTE

Public footpath runs alongside the adjacent watercourse within the curtilage of the plot - currently closed due to adjacent development but will reopen shortly and needs to be considered in the detail design of this house building project.

VIEWING ARRANGEMENTS

Viewing at any reasonable time - further detailed enquiries to Richard Prest – Richard.Prest@leahough.co.uk
Please Note that Lea Hough & Co's partners/consultants have a legal interest in the property being offered for sale



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