

FOR SALE

John Pallister
Chartered Surveyors



**Workshop & Plot off Slaidburn Rd
Newton-in-Bowland,
Clitheroe
BB7 3EB**

Guide Price £100,000

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

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Workshop & Plot, Newton-in-Bowland

The workshop (45ft x 15ft) is of cement block construction with a treated asbestos roof and is set in 0.2 acres or thereabouts with ancillary storage shed. Available for a range of uses subject to the relevant planning consents.

Services

The property benefits from mains electricity. There is no water supply provided.

Access

A right of access is provided directly off the B6478 along the track past College Cottages, shown marked brown on the attached plan for identification purposes only.

Planning

Planning permission has been granted to fell the large Ash Tree onsite a copy of which can be viewed on the Ribble Valley Borough Council website under the Application Number 3/2022/0733

Planning consent for a single detached residential dwelling has been refused by Ribble Valley Council on this plot; the application can be found under reference 3/2023/0533 on the RVBC Planning website.

Tenure

The property is sold Freehold with vacant possession

Timber, Mineral & Sporting Rights

Any such rights which run with the land will be included in this sale





Viewings

Viewings strictly by appointment with the agents. Please contact the office to arrange a viewing.

Method of Sale

For sale by Private Treaty. Please contact the agents to make an offer.

It should be noted, you may be required to provide proof of funds in due course. The vendor does not bind themselves to accept the highest, or indeed any offer.

Money Laundering

Please bear in mind that the Agent will require from any purchaser looking to offer on a property; confirmation of the purchasers ability to fund the purchase, their solicitor's contact details and 2 forms of identification.

Health & Safety

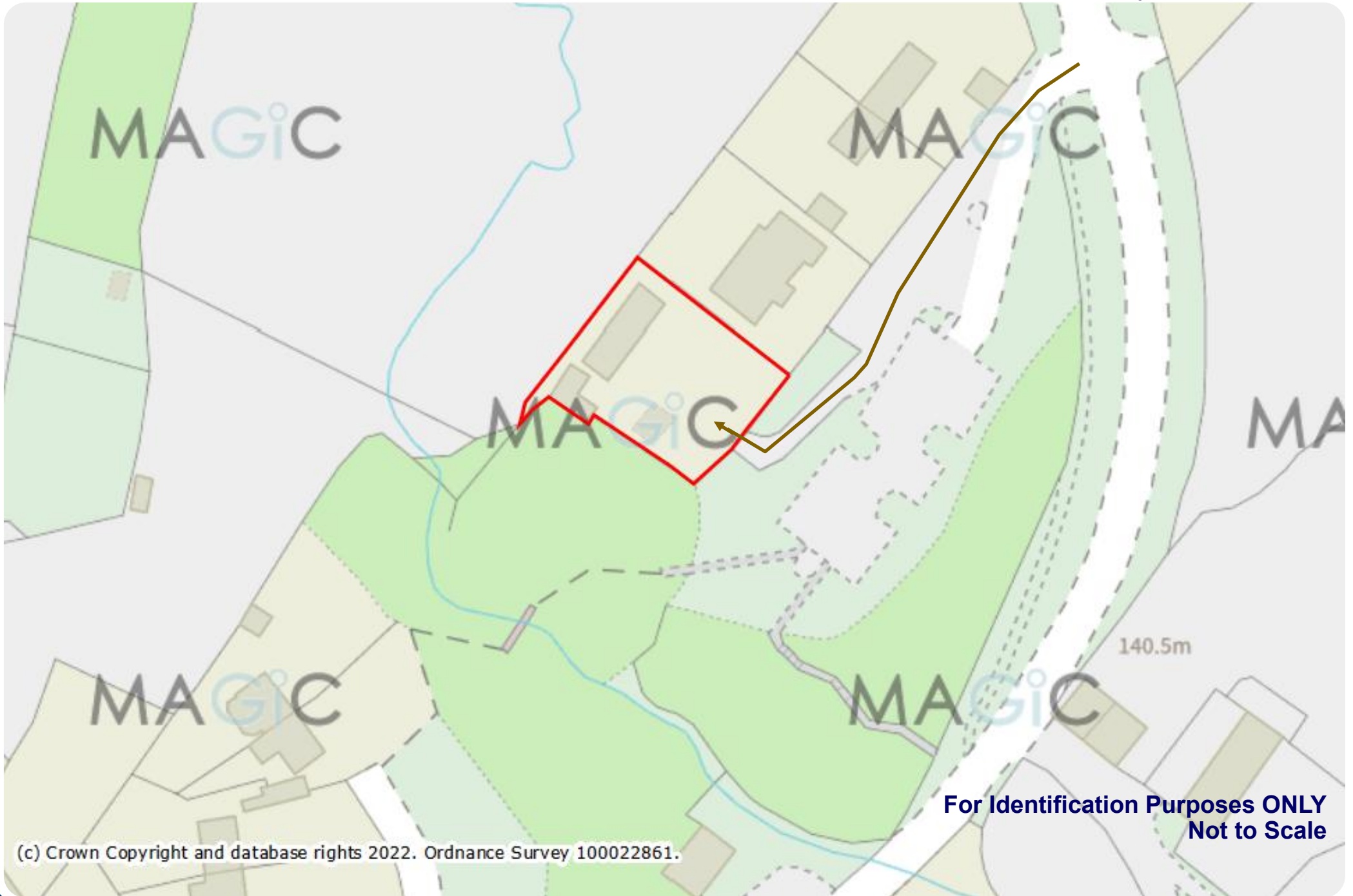
Care should be taken when viewing the land, even when accompanied:

- Please do not climb gates, fences or other ancillary equipment on the land and ensure all gates are closed.
- The Agent accepts no responsibility for any loss or damage caused when viewing the property

Please contact the agents with further enquiries.

Details Prepared 4th October 2023

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.



140.5m

**For Identification Purposes ONLY
Not to Scale**