

**FOR SALE**

**John Pallister**  
Chartered Surveyors

**Chapel Croft Development,  
Slaidburn Road,  
Newton in Bowland, Clitheroe  
BB7 3DL**



Former farmhouse & traditional stone barn with  
planning consent for conversion to 3 dwellings

**Offers Over £640,000**

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

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New Dwelling – Front Elevation



Chapel Croft Development,  
Slaidburn Road  
Newton in Bowland,  
Clitheroe,  
BB7 3DL

Offers Over £640,000

Chapel Croft comprises the footprint of a former farmhouse and a traditional stone-built barn under a blue slate roof set in a total of 0.88 acres and benefits from Planning Consent under Application 3/2020/0732 for the construction and conversion of a total of three new dwellings.

Barn Conversion – Front Elevation



Located off Slaidburn Road, approximately 4 miles from the busy market town of Clitheroe, and positioned to the south of the picturesque village of Newton in Bowland, Chapel Croft is ideally located in the idyllic rural Forest of Bowland AONB benefiting from expansive rural views whilst also being easily accessible.

Chapel Croft provides a unique and rare opportunity to acquire a significant rural development opportunity located in the heart of the Forest of Bowland AONB.

## Planning Consent – 3/2020/0732 – Replacement dwelling and conversion of barn to two dwellings

Planning consent 3/2020/0732, granted on the 14<sup>th</sup> January 2021, provides permission for the building of one new detached dwelling and the conversion of the existing barn into two semi detached dwellings briefly comprising the following;

**New Dwelling** – 4 bedroom detached property comprising entrance hallway, living room, home office, large open plan kitchen/dining room, utility room and boot room with w/c on the ground floor. Master bedroom with ensuite bathroom and dressing room, double bedroom with ensuite, three further double bedrooms, family bathroom and snug all located on the first floor. Three bay attached garage with access from ground floor boot room.

**Barn Dwelling One** – 2 bedroom semi-detached property comprising boot room/ entrance hallway, w/c, open plan living/kitchen/dining room on the ground floor. Two large double bedrooms with individual ensuites on the first floor.

**Barn Dwelling Two** – 3 bedroom semi-detached property comprising large entrance hallway, kitchen, open plan living/dining room, wc and double bedroom with ensuite on the ground floor. Two further large double bedrooms with ensuites on the first floor.

Externally all properties will benefit from private gardens and parking areas.

Planning conditions 9 (programme of archaeological work) and 14 (full engineering, drainage and constructional details) have been discharged dated 14th April 2021 under application no. 3/2021/0283 and a material start to the works have been made.

**Viewing** can be arranged by appointment through the joint Selling agents.

**Price** offers in the region of £640,000 will be seriously considered.



View to the South



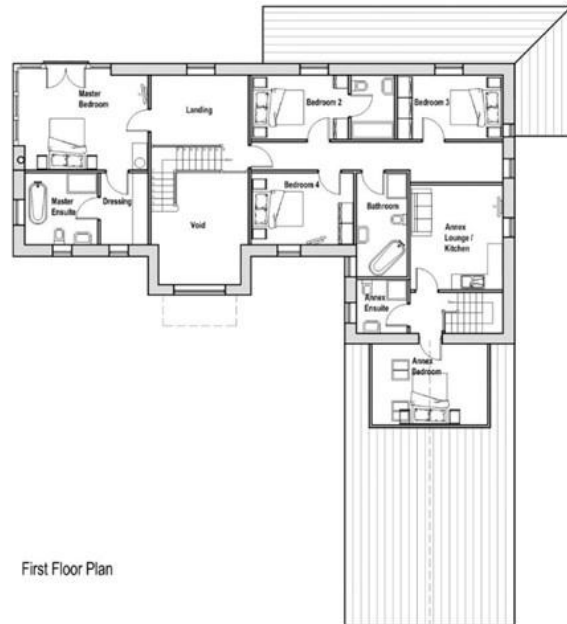




New Dwelling



Ground Floor Plan



First Floor Plan

Barn Conversion



Proposed Ground Floor Plan  
1:50 Scale



Proposed First Floor Plan  
1:50 Scale

## General Remarks

**Services** - It is understood that the property benefits from an existing mains electricity supply. It will be the responsibility of the purchaser to install a new private borehole within the red line boundary of the property.

It will be the responsibility of the purchaser to install a new sewage treatment plant compliant with the Environment Agency's General binding Regulations. No existing services have been tested by the selling agents and potential purchasers should make their own investigations into the presence of and condition of any services prior to completion.

**Title and Tenure** - The property is offered for slae freehold with the benefit of vacant possession.

**Planning** – The property benefits from Planning Consent under Planning Application 3/2020/0732. Application Date: 25<sup>th</sup> September 2020. Decision Date: 14<sup>th</sup> January 2021. All Planning Documentation can be viewed on Ribble Valley Borough Council's website.

**Local Authority** – Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA. Tel: 01200 425111 Web: [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

**Viewing** – Strictly by prior appointment with selling agent only.

**Method of Sale** – The property is offered for sale by Private Treaty

**Lotting** – The property is offered in a single lot with access to the public highway. The vendor reserves the right to amend, withdraw, amalgamate or change the lotting of the property as required.

## Health and Safety

Care must be taken when viewing the property, even when accompanied.

Do not enter any buildings on the property

Do not climb gates, fences or other ancillary equipment at the property

No children are to be allowed on the property

Richard Turner & Son and John Pallisters Ltd. as the agents accept no responsibility for any loss, damage or injury caused when viewing the property.

## Anti Money Laundering

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

## Misrepresentation Act 1967

Richard Turner & Son and John Pallister Ltd., for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of the agents, the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.



Location



For Identification Purposes ONLY



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