



Plot, Ladeside Gardens, Blackburn

Blackburn



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Located in a well-established, house-proud neighbourhood in the heart of Blackburn, this expansive 270m² plot presents an exceptional self-build opportunity for discerning buyers. Nestled just north of 7 Ladeside Gardens, this parcel of land is situated in a sought-after residential area, providing a welcoming community setting ideal for a custom home. With planning permission in principle already secured for a three-bedroom detached property, this site offers a prime opportunity for you to craft a unique, spacious residence tailored to your specifications. The plot's dimensions and layout afford ample flexibility, accommodating the demands of modern living while ensuring privacy and comfort. This combination of neighborhood charm and development readiness makes it a standout choice in Blackburn's property market.

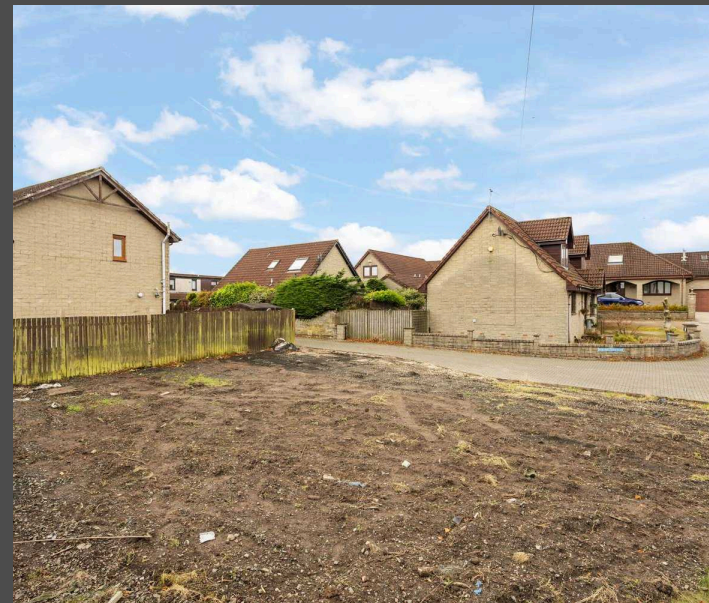
This plot is thoughtfully designed with practicality in mind, including provision for two off-street parking bays. The dual road frontage, with Riddochhill Road to the east and Ladeside Gardens to the west, allows for versatile access points and the potential for multiple entry options, a rarity that can be tailored to meet your personal needs. Currently, access is taken from Ladeside Gardens, but the site's layout also enables direct access from Riddochhill Road, enhancing its accessibility and ensuring seamless traffic flow to and from the property. The generous space for parking and access provides peace of mind for homeowners and visitors alike, making it a convenient and practical choice for those looking to build a home with flexibility and functionality at its core.



The plot's central location in Blackburn offers an ideal blend of peace and connectivity, ensuring easy access to surrounding amenities, transport, and leisure facilities. Just minutes away from the M8 motorway, this property allows for quick connections to nearby towns and cities, making it ideal for commuters and families seeking both local and city amenities. In addition, local supermarkets, including Tesco and Aldi, are just a short drive away, making everyday shopping convenient. The proximity to various leisure and sports centres adds to the site's appeal, offering a range of recreational options that cater to diverse interests and lifestyles.

For families, the plot is located within the catchment area of excellent schools, including Murrayfield Primary and Blackburn Primary, both of which are easily accessible on foot or within a five-minute drive. These schools offer a high-quality education and strong community ties, meeting the educational needs of growing families and providing a safe, supportive environment for children. The surrounding area is also known for its welcoming atmosphere, offering families a sense of belonging and security in a well-maintained, respectable neighbourhood.

This plot represents a rare opportunity to create a bespoke home on an expansive piece of land in a prime Blackburn location. The tranquil yet accessible setting, combined with a generous plot size, makes this property an ideal canvas for a self-build project. With planning permission in principle already in place, this site offers a head start on bringing your dream home to life in a peaceful, well-established neighbourhood.









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