

FOR SALE

John Pallister
Chartered Surveyors



OIRO £120,000

Building Plot

Off Lenches Road

Colne

BB8 8HQ

A superb opportunity to purchase a Building Plot with permission to build a 3 bedroom detached house on the outskirts of Colne.

The Coach House

28 Duck Street

Clitheroe

BB7 1LP

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www.pallisters.co.uk

www.pallistersproperty.co.uk



Description

The permission is application ref.18/0544/FUL at Pendle Borough Council and amended by Application Ref. 21/0582/VAR.

The current permission provides for a 3 bedroom detached house to be constructed of natural stone with a blue slate roof, UPVC or aluminum windows with a boundary fence of close board fencing to be 1.8 meters high and a block paved driveway suitable for 2 cars. The plot is set in a footprint of approximately 0.08 acres with roadside access from Lenches Road. Original planning conditions have been completed and approved under 21/0581/CND.

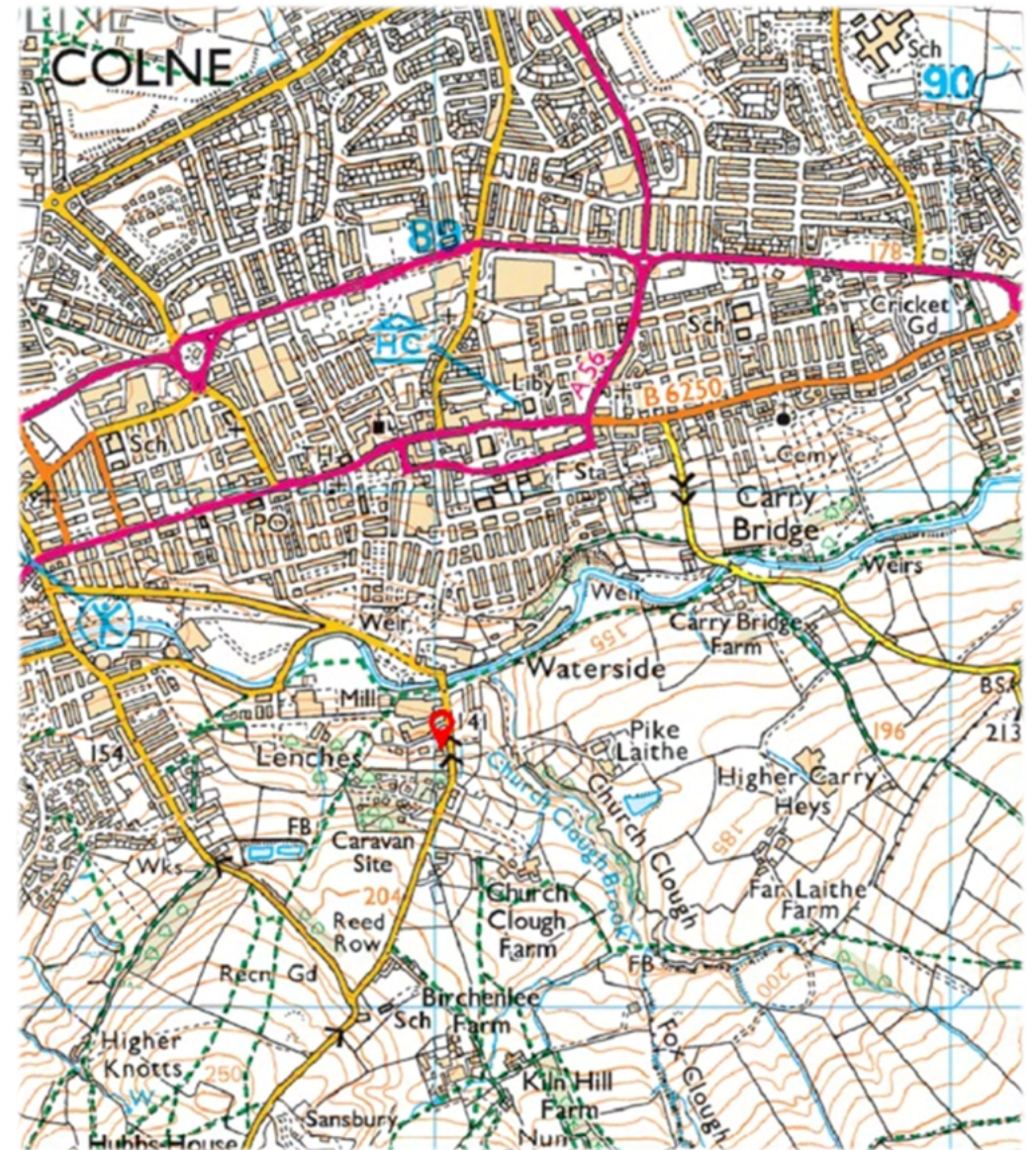
Services

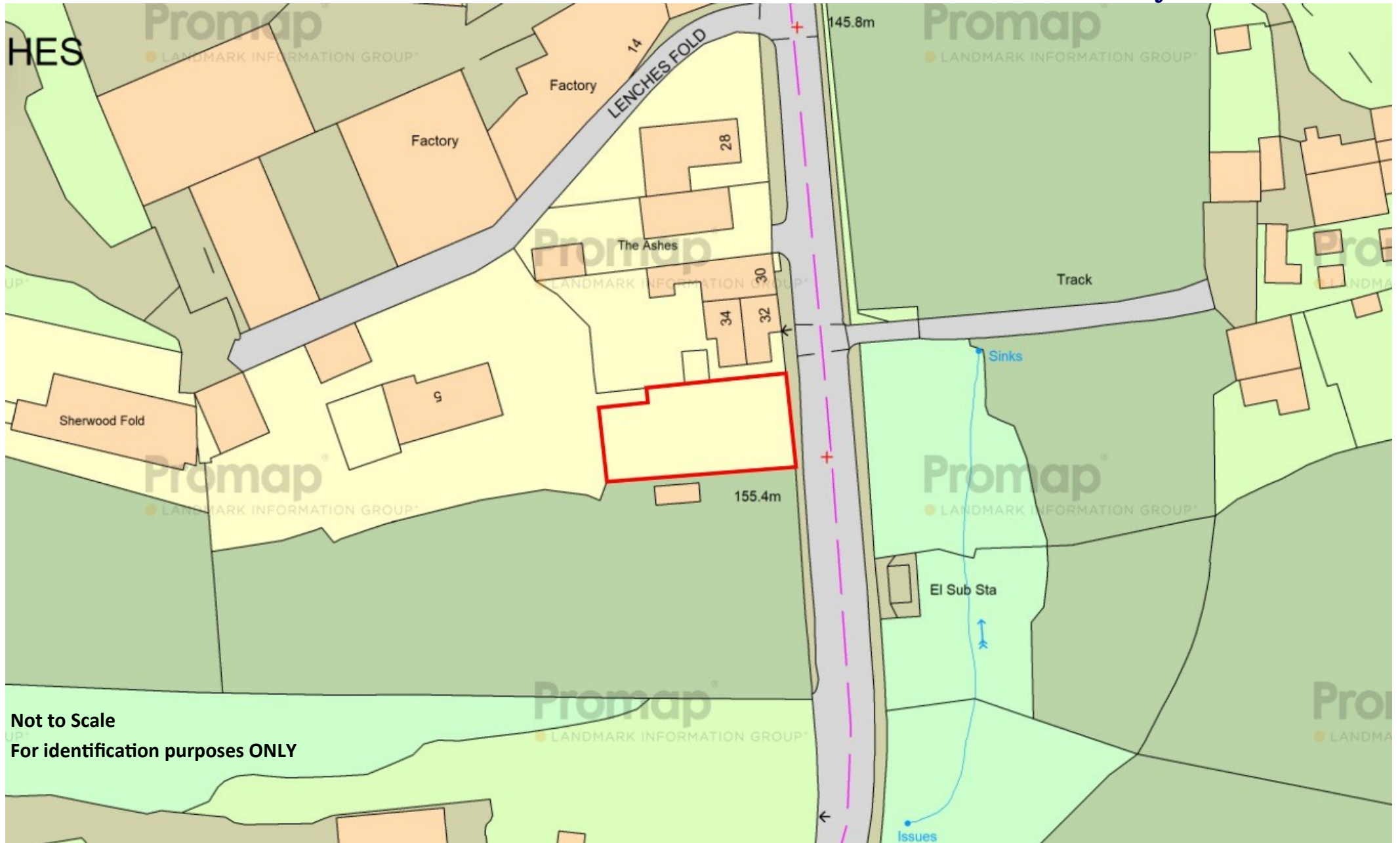
Mains water, electricity and sewerage are believed to be in close proximity in the road to the front of the property. However, prospective purchasers are to make their own enquiries.

Viewings

Prospective purchasers are welcome to view the land in daylight hours with a copy of the particulars in hand. All viewings are at your own risk.

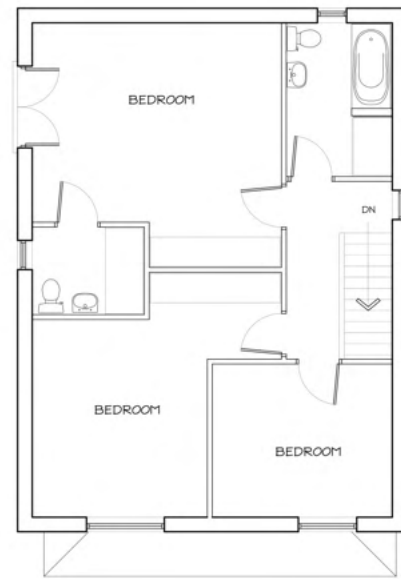
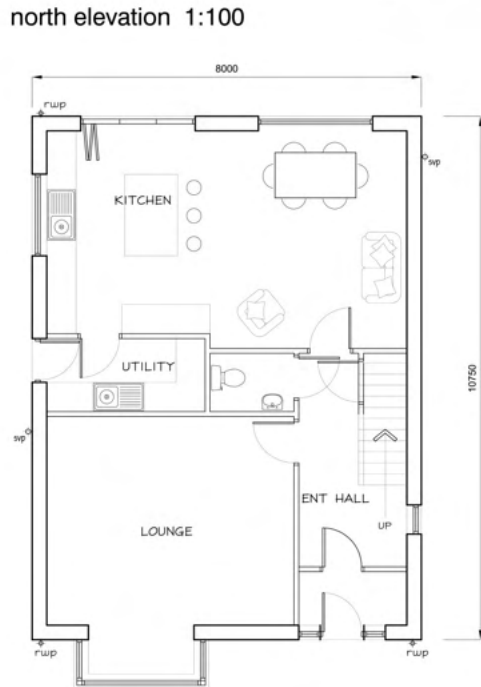
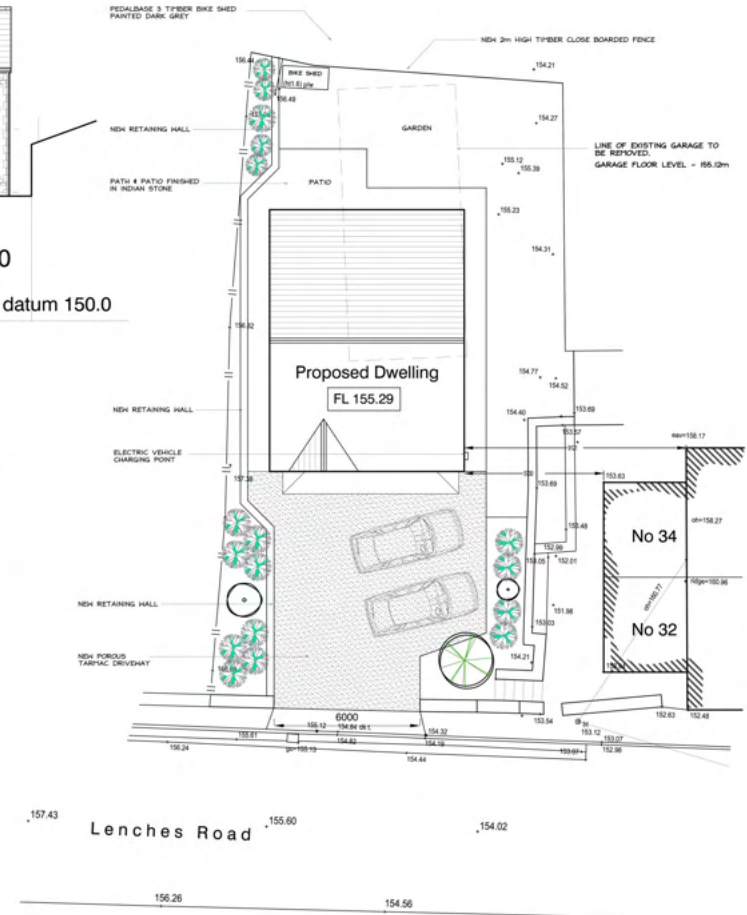
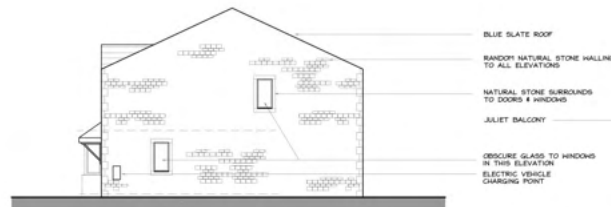
Offers in the Region of £120,000





Not to Scale
For identification purposes ONLY

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.



Site Layout - scale 1:100

Revisions	B	REDUCED HOUSE FLOOR LEVEL & SHOW GARAGE TO BE REMOVED FOR REFERENCE	20/19/21
	A	ADDED ELECTRIC VEHICLE CHARGING POINT & BIKE STORE & CONNECTED EX DWELLINGS AS NO.32 & 34 LENCHES ROAD	6/19/21
Project:	PROPOSED DETACHED DWELLING LAND TO SOUTH OF 34 LENCHES RD, COLNE		
Drawing:	planning scheme		
Client:	MR SID SKORTEN		

adm design

Royds House, Harden Road, Kellbrook, Barnoldswick, Lancs. BB16 6TS
Tel : 0781 557214 Email: adm@adm-design.co.uk

Scale(s)	VARIES	Date	MARCH 2021
Drawing no.	ADM/21/29/01	Rev.	B

Planning Ref. 21/0582/VAR
Pendle Borough Council

ground floor plan (1:50)

first floor plan (1:50)