

**FOR SALE**



*Parcel of land in village location extending to approximately 0.9 acres*

## **Land Positioned Off Park Road , Cliviger , BB10 4UD**

- ❁ Parcel of land in highly desirable village location
- ❁ Previously had residential consent
- ❁ Extremely rare freehold parcel of land in popular village location
- ❁ Panoramic countryside views
- ❁ Gated access ideal for storage or pastureland
- ❁ Potential development plot extending to approximately 0.9 acres
- ❁ Unconditional cash offers only
- ❁ Positioned close to Townley Park

Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

## Location

The land is positioned off Park Road in a highly popular residential location in the village of Cliviger.

The site has gated access from Barcroft Green and is approximately 2 miles from Burnley town centre.

Cliviger is a civil parish to the South East side of Burnley and North West of Todmorden with a population of around 2,200 residents.

## Description

A sloping site extending to approximately 0.9 acres with gated access on to Park Road.

Historically the site had planning consent for residential development, however that has expired and in recent years the site has just been used for bailing hay.

A recent planning application was submitted to Burnley Council for residential consent, however this application was refused.

The site has panoramic views of Townley Park and having its own access is ideal for various applications.

## Accommodation

The site has been measured and extends to approximately 0.9 acres.

## Terms

Offers in the region of £125,000.

## Vat

Whiteacres have been advised that the purchase price is not subject to VAT

## Special Note

Title numbers: LAN184808 & LAN184809 are not included in the sale of this site.

## Planning

A planning application (PIP/2021/0018) for a self-build residential dwelling was rejected on 18<sup>th</sup> February 2021.

Further details of the application are available by visiting the following website:

<https://burnley.gov.uk/planning/see-or-comment-on-planning-applications/>

## Legal Costs

Each party is to be responsible for their own legal costs.

## Viewings

Please contact the agents:

Jonathan Wolstencroft  
01282 428486  
[jonathan@whiteacres-property.co.uk](mailto:jonathan@whiteacres-property.co.uk)

Kelly McDermott  
01282 428486  
[kelly@whiteacres-property.co.uk](mailto:kelly@whiteacres-property.co.uk)

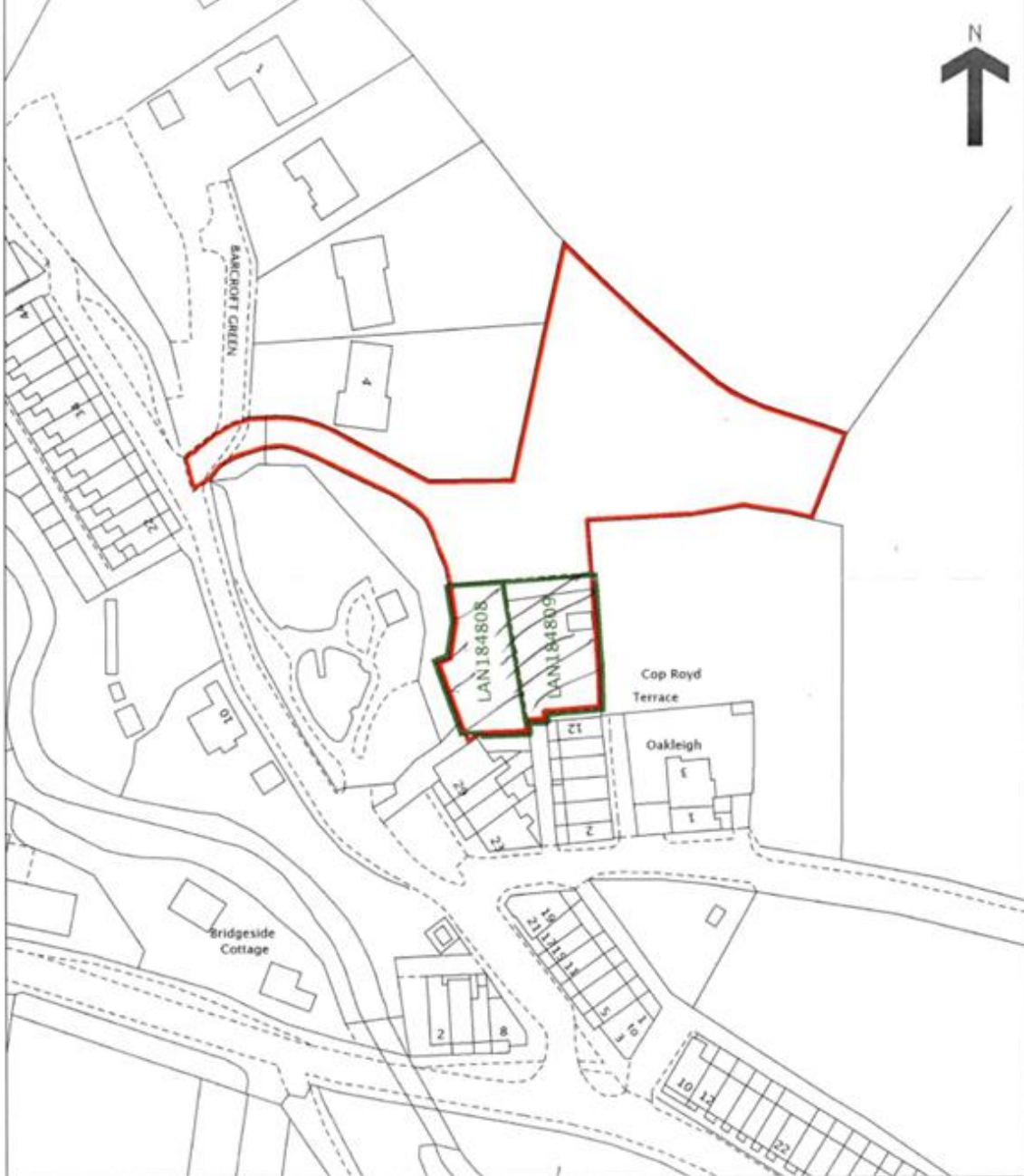
Whiteacres Property  
Church House, 10 Church Street, Padiham, BB12 8HG

Land Registry  
Official copy of  
title plan

Title number **LA482191**  
Ordnance Survey map reference **SD8630SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Lancashire : Burnley**



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