



Substantial Plot of Land with Permission in Principle for One Dwelling House

FOR SALE

**LAND ADJACENT TO
372 GISBURN ROAD
BLACKO
NELSON
LANCASHIRE
BB9 6LS**

0.6 Acres (0.24 Hectares)

- Attractive semi rural location.
- Substantial plot of land with open views.
- Approximately 1.5 miles from Barrowford
- Within 10 minutes drive to Junction 13 of the M65
- Potential to develop extensive property with large grounds and gardens.

Location

Situated in an elevated position just off Gisburn Road, the plot is situated to the rear of number 372. It is accessed via a shared private lane.

Description

The plot extends to approximately 0.6 acres and has outstanding views across Pendle and has the potential to create a spacious family home with substantial gardens. It is slightly elevated, having only ever been used in connection with agriculture.

The Planning in Principal is in respect of the land edged red. The land edged green is also included in the sale.

Site Investigation

Access can be made available for parties requiring further site investigation subject to prior confirmation and appointment. We will require indemnification in respect of any third party claims arising from an inspection being undertaken.



Planning

There is Permission in Principle to erect one dwelling house. The application and consent is available to view on the Pendle Council Planning Portal with the reference 21/0430/PIP.

Price

£350,000 ONO (three hundred and fifty thousand pounds)

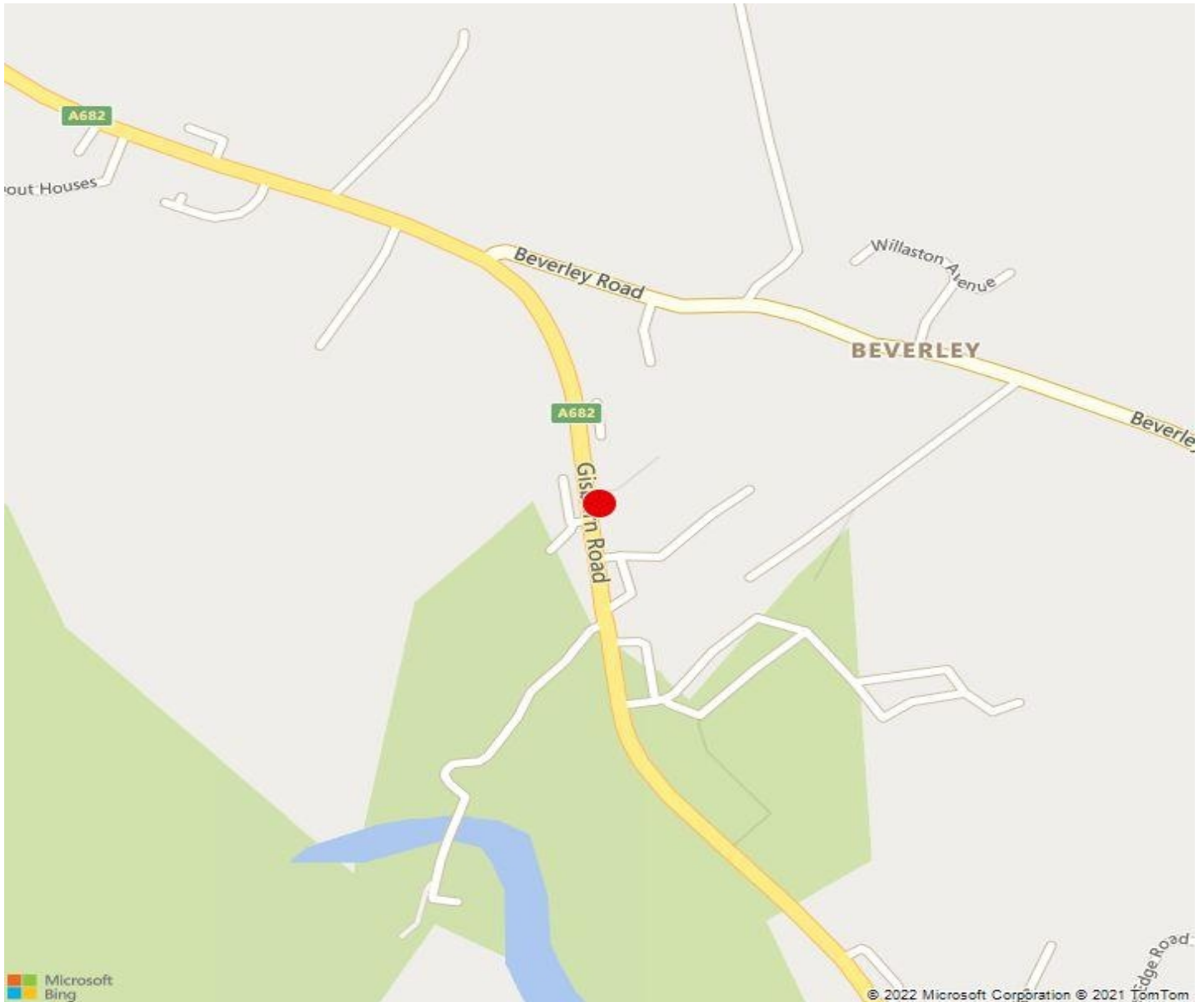
Services

We are advised that all mains services are available along Gisburn Road.

Services Responsibility

Interested parties must satisfy themselves as to the exact availability and capacity.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

Each party is responsible for
their own legal costs.

VAT

All Prices quoted are exclusive
of, but may be subject to VAT at
the prevailing rate.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

