



Prime Residential Development Opportunity

FOR SALE

**LAND AT DOTCLIFFE ROAD
KELBROOK
BARNOLDSWICK
LANCASHIRE
BB18 6TN**

0.25 Acres (0.1 Hectares)

- Residential development plot with planning consent for 3 detached stone built 5 bedroom houses.
- Proposed three storey dwellings each with garden and integral garage.
- Pleasant aspect and surroundings.
- Popular village location.

Location

Formerly referred to as Dotcliffe Yard the land is situated at the head of Dotcliffe Road, in a popular residential location being surrounded by cottages and some new build town houses.

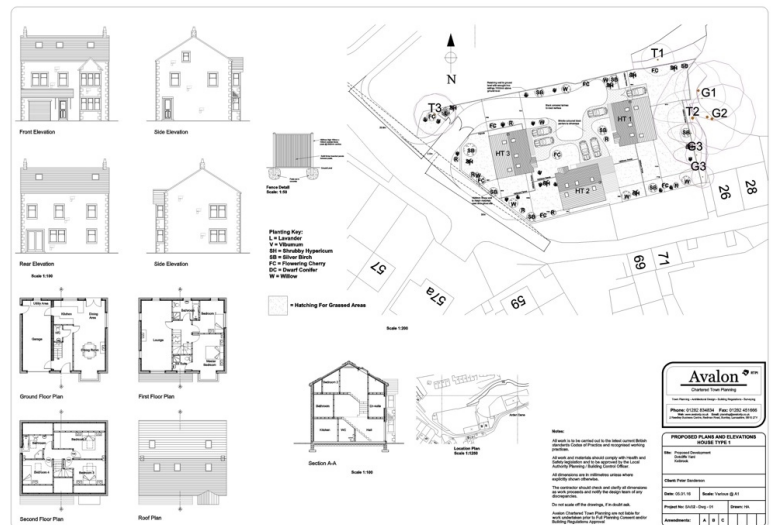
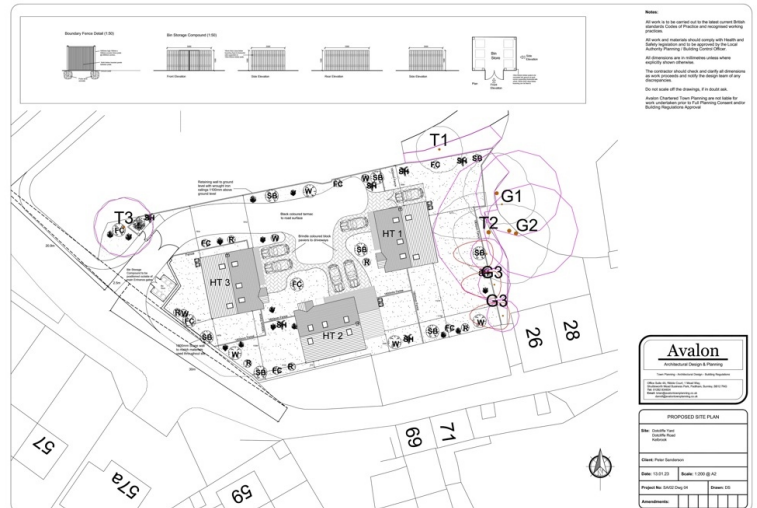
Kelbrook is a popular residential location with a village hall, good schools close by and a bus route within walking distance.

Description

This is a generally level site that is accessed off Dotcliffe Road. It is finished in the majority in hard-core and has been used for the storage of caravans for many years. The eastern end of the boundary abuts a small brook. To the northern boundary of the site there are a series of former commercial buildings that are in separate ownership.

Site Investigation

Access can be made available for parties requiring further investigation, subject to prior confirmation and appointment. We will require indemnification in respect of any third party claims however arising as a result of an inspection taking place.



Planning

The site has the benefit of planning permission for the construction of 3 dwellings arranged over two and a half floors and offering 5 bedroomed accommodation. Full details can be seen on Pendle Borough Council website application no. 22/0044/FULL.

Price

£245,000 (Two hundred and forty thousand pounds).

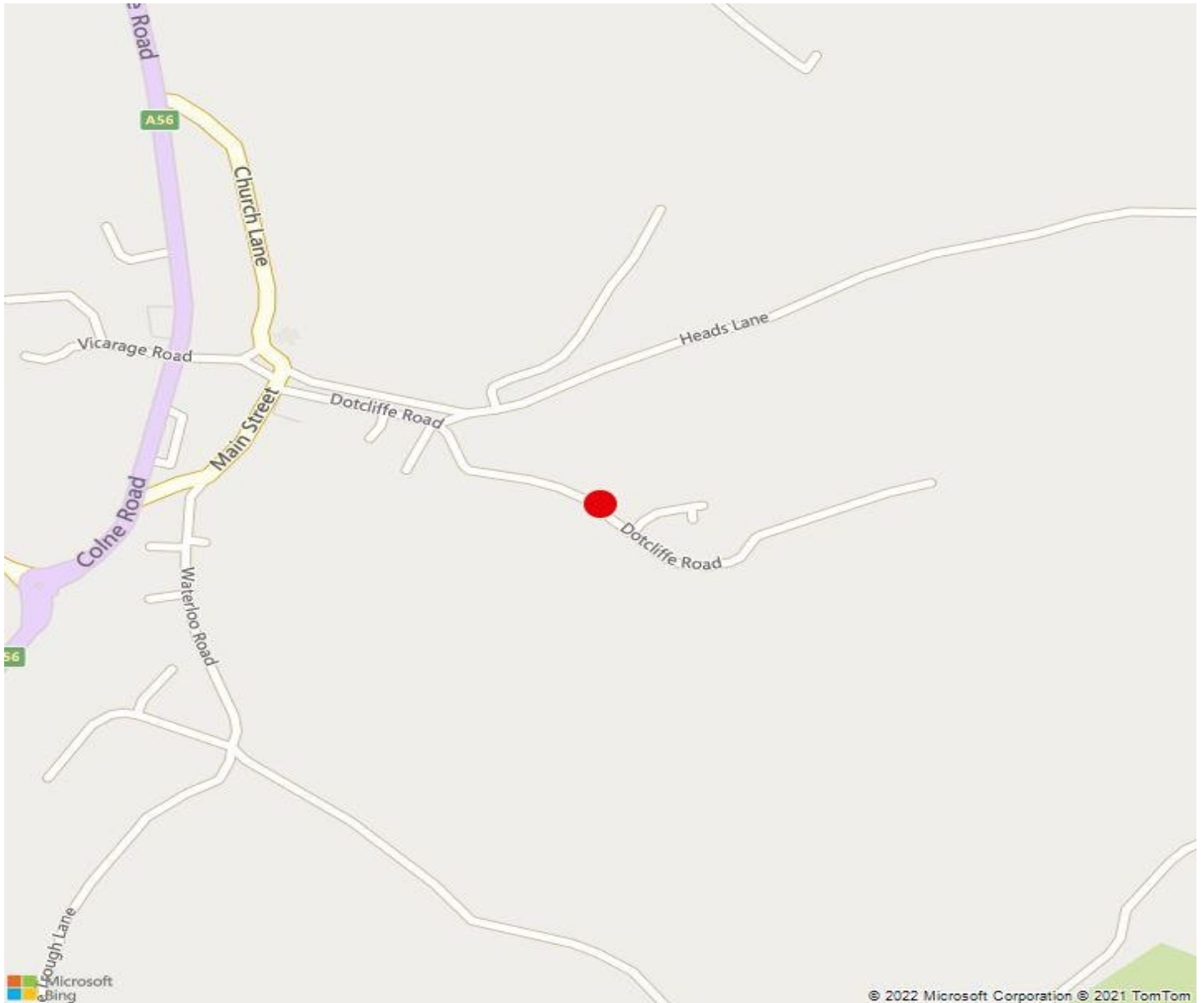
Services

We are advised that all mains services are available to Dotcliffe Road.

Services Responsibility

It is the prospective Purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.





Additional Information

Viewings

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

Legal Costs

Each Party is to be responsible
for their own legal costs
incurred.

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.

