



Residential Building Plot With Planning in Principal For Detached Dwelling

FOR SALE

**LAND AT HIGHFIELD ROAD
EARBY
BARNOLDSWICK
LANCASHIRE
BB18 6QA**

0.1 Acres (0.04 Hectares)

- Popular residential location in the Heart of Earby.
- Recent Planning in Principal for the construction of a detached dwelling with a large garden and off road parking.
- Indicative designs illustrate a detached, stone built bungalow however the Purchaser may adapt this design to their own requirement subject to planning consent.
- Conveniently located close to all local amenities.

Location

Conveniently located close to the centre of Earby, a popular town nestled on the Lancashire / Yorkshire border in the borough of Pendle.

A rectangular plot located off Highfield Road, which is just off Lincoln Road, close to Skipton Road (A56) the main arterial route through Earby.

The site is within a short distance from all local amenities including a Co-Op convenience store, various shops, independent retailers, cafes and restaurants.

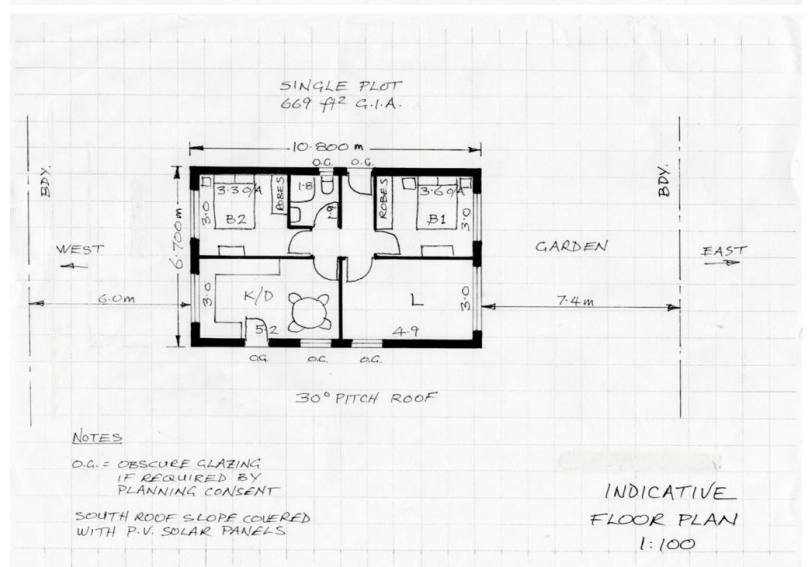
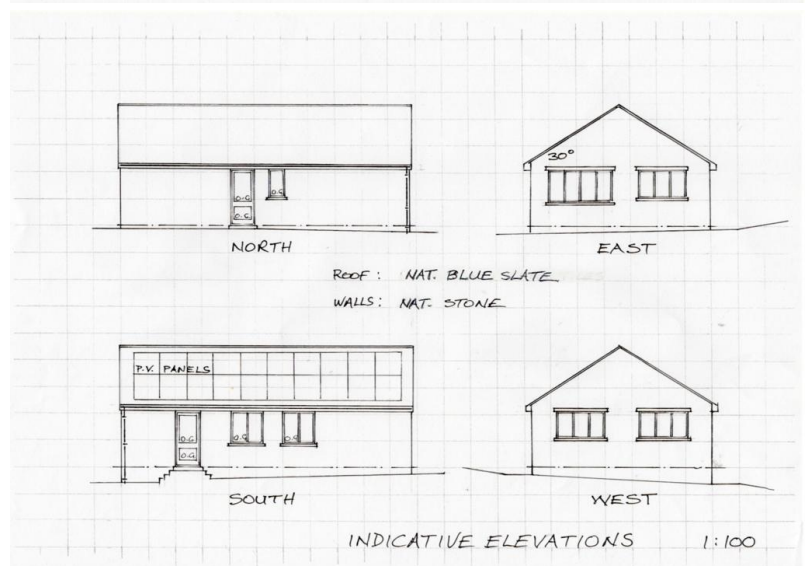
Description

A generally level rectangular plot located on Highfield Road which is just off Lincoln Road. Planning in Principal was granted in October 2023 (Reference No. 23/0573/PIP) for the construction of a single detached dwelling. An indicative design has been prepared illustrating a detached stone built, two bedroom bungalow with ample garden curtilage and off road parking. Internally this design would comprise a kitchen / dining room, living room, two bedrooms, and a bathroom.

The purchaser may however adapt the design and configuration to their own requirement subject to planning consent.

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

Planning in Principal was granted on the 4th October 2023 for the construction of a single detached dwelling.

Full details of the planning application can be viewed on Pendle Borough Council's planning portal using application number 23/0573/PIP.

Price

OIRO £65,000 (sixty five thousand pounds)

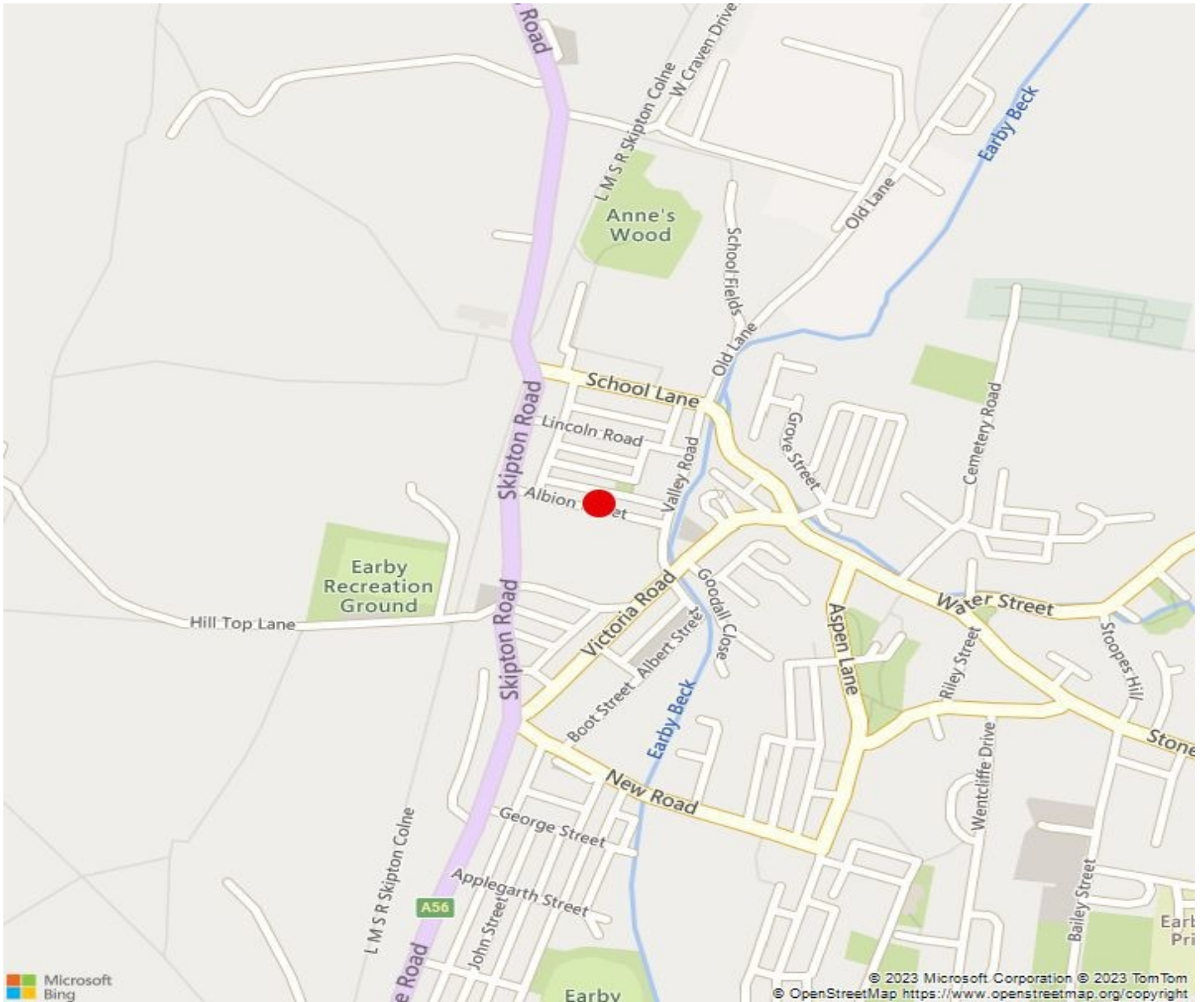
Services

We understand that all mains services are available within the near vicinity.

Services Responsibility

Interested parties must satisfy themselves as to the location and capacity of the services.





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.

