



WOODLANDS, GISBURN ROAD, BLACKO, BB9 6LS



COMMANDING OPEN OUTLOOK / SOUGHT AFTER BLACKO VILLAGE / SIX ACRES WITH PLANNING FOR TWO DETACHED DWELLINGS / Commanding a stunning outlook towards Pendle in the much sought after Blacko. Well placed for nearby Barrowford amenities, an opportunity to acquire your own 'Grand Design' with planning for two detached dwellings which have already broken ground with the main services connected.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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36 Manchester Road, BURNLEY, BB11 1HJ. Also in Padiham. 01282 415057 Email: EstateAgents@cliffordsmithsutcliffe.net



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Commanding a stunning open outlook over the surrounding countryside with Pendle Hill dominating the distant skyline. Occupying a choice position beneath the historic Malkin Tower and locating in the much sought after village of Blacko. Well placed for local amenities and within a short distance of the bustling Barrowford village with its rich tapestry of boutique shops, hostelrys and Booths supermarket. Only a few minutes' drive from both the Ribble Valley and access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

A rare opportunity for your very own piece of Grand Designs. Comprising approximately six acres of land with planning permission for two detached dwellings which are already under construction. The main services to site have already been connected and with much of the groundwork already completed, the would-be buyer could continue the construction to their own specification and with further potential to make their own. An early appointment to view is highly recommended, with the site continuing to prove popular.

The Accommodation Afforded is as follows:-



Tenure : Freehold

Energy Performance Certificate Rating : N/A

Council Tax Band : TBC

Approximate Square Footage : TBC

Services :
Mains supplies of water and electricity.

Viewing :
By appointment with our Burnley office.

