

# PROPERTY PARTICULARS

## RESIDENTIAL DEVELOPMENT

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01254 681133**

[www.tdawson.co.uk](http://www.tdawson.co.uk)

**FOR SALE**



## THE TYREMEN NEW MARKET STREET CLITHEROE BB7 2JW

- Residential development site in the heart of Clitheroe town centre.
- Planning permission granted for the erection of four one bedroom apartments.
- All town centre amenities within walking distance.

## LOCATION

The site is situated in the heart of Clitheroe, a vibrant historic Market Town, with a bustling high street and side streets full of character revealing independent shops, galleries and eateries and a thriving market.

A hub for tourists on the doorstep of the Forest of Bowland, Clitheroe has an unrivalled communications line just off the A59 trunk road linking Yorkshire and the M6 with direct trains to Manchester.

## DESCRIPTION

A roughly L shaped site fronting New Market Street that is accessed directly off Parson Lane, occupying an elevated position in the town centre.

## PLANNING

Planning permission was granted for the demolition of a commercial building and the erection of four one bedroom apartments. Application No: 3/2023/0789.

Plans can be downloaded from the Ribble Valley Borough Council planning website.

## TENURE

Freehold.

## PRICE

Offers in the region of £300,000.

## VAT

VAT will not be charged on the purchase price.

## LEGAL COSTS

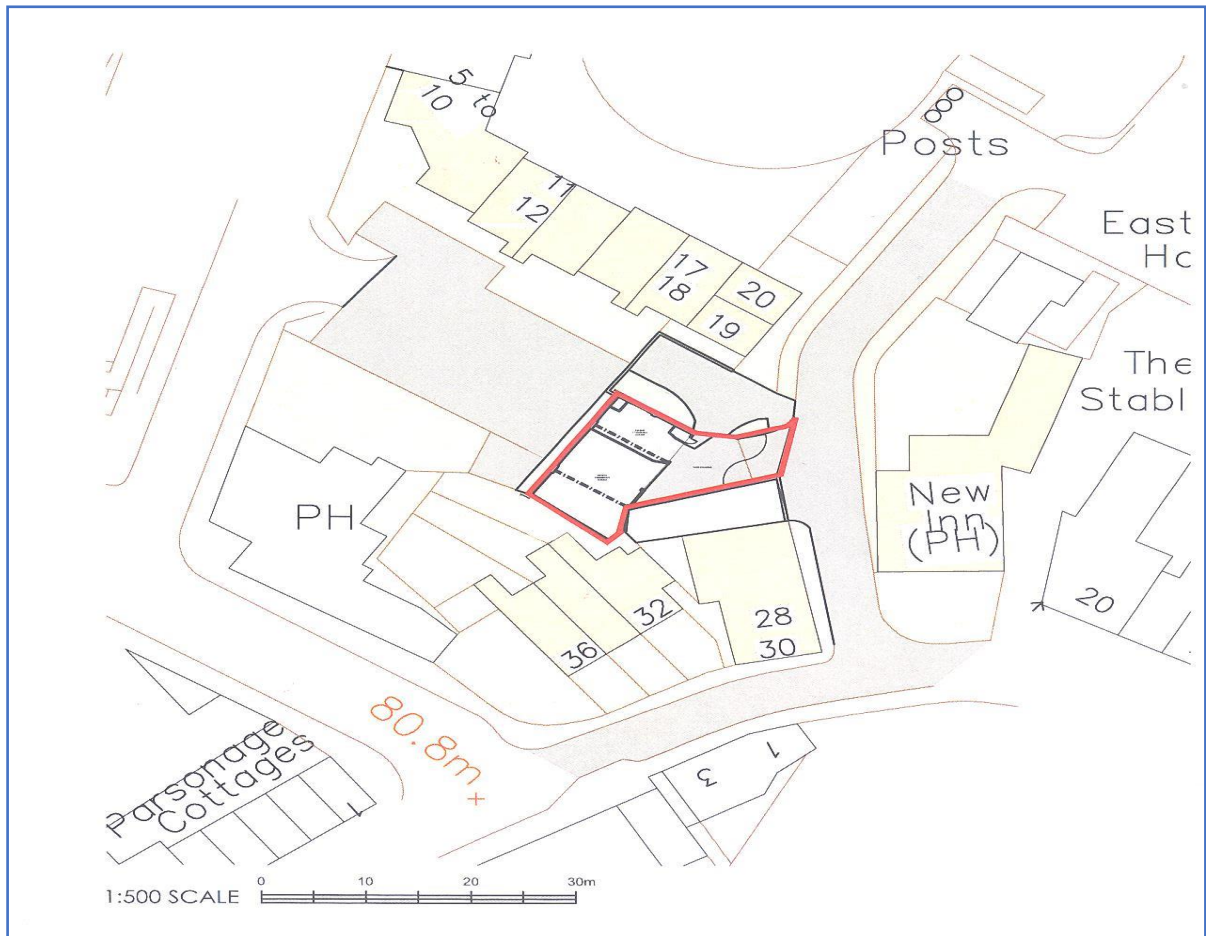
Each party to be responsible for their own legal costs.

## MONEY LAUNDERING

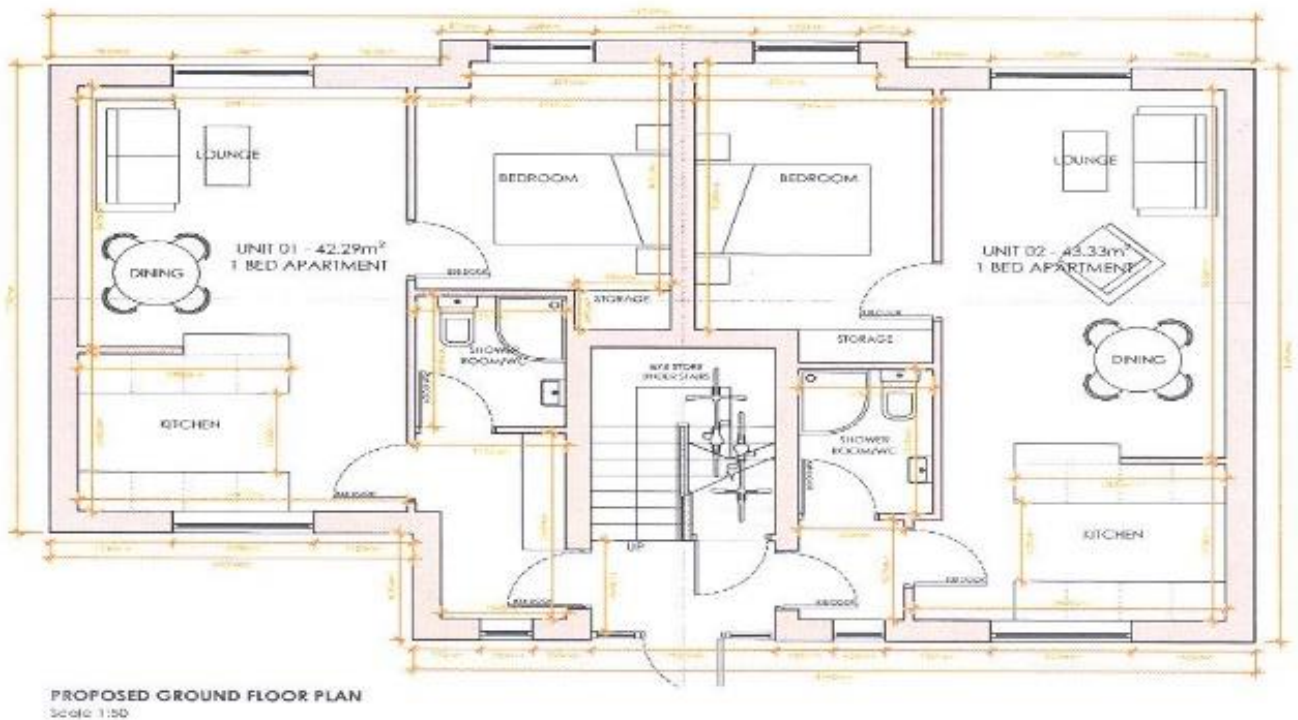
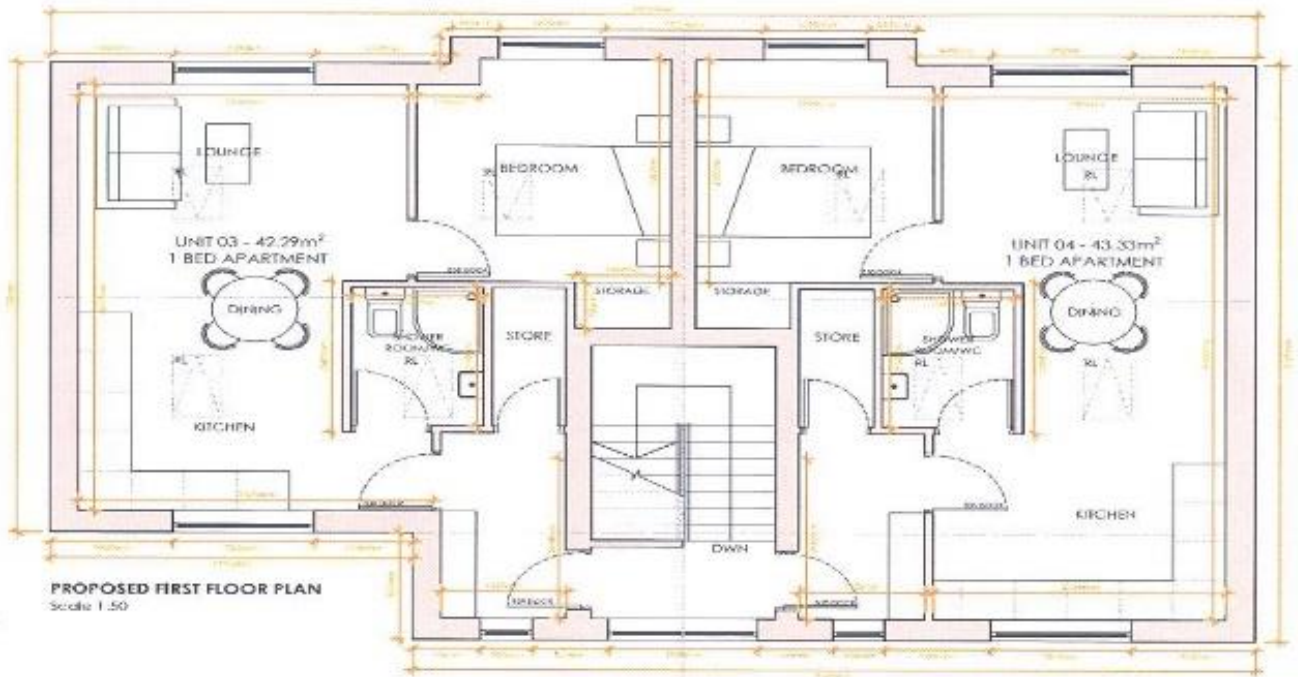
In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

## VIEWING

VIEWING IS AVAILABLE FROM NEW MARKET STREET.  
ACCESS TO THE SITE IS STRICTLY BY APPOINTMENT WITH  
SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN  
HOUSE, CAPRICORN PARK, BLAKEWATER ROAD,  
BLACKBURN, BB1 5QR.  
OUR REF CEJ YM 2403.13373 Email [caroline@tdawson.co.uk](mailto:caroline@tdawson.co.uk)



Site Location Plan - For Identification Purposes Only



## PROPOSED FLOOR PLANS

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