



Ridings Cottage

£325,000

Guide Price

Bacup Road, Cliviger, Bunnley
BB11 3QZ

INGHAM & YORKE





FOR SALE

PROPERTY TYPE

🏠 Detached

BEDROOMS

🛏 5

BATHROOMS

🚿 3

Key features

- An exciting opportunity to acquire a stone cottage with traditional outbuildings with full planning permission FUL/2024/0434 (Burnley Borough Council), to create a desirable five-bedroom home with a gross internal area of approximately 160 m².
- This opportunity will appeal both to those wishing to create their own bespoke home and to developers seeking an attractive project.
- The total plot extends to around 0.31 hectares (0.76 acres).
- Enjoys views over open countryside, while also offering excellent access to major road networks including the M65 and M6.

Description

Set back from the A671, in an elevated position, Ridings Cottage is currently a three bedroom stone built cottage with associated outbuildings, all set within approximately three quarters of an acre.

Full planning consent has been granted by Burnley Borough Council (Application no-FUL/2024/0434) for the 'demolition of the existing dwelling and associated outbuildings and the replacement with a new dwelling'.

This new dwelling has been designed with a unique layout to take advantage of the views across the open countryside and offer spacious living accommodation over two floors.

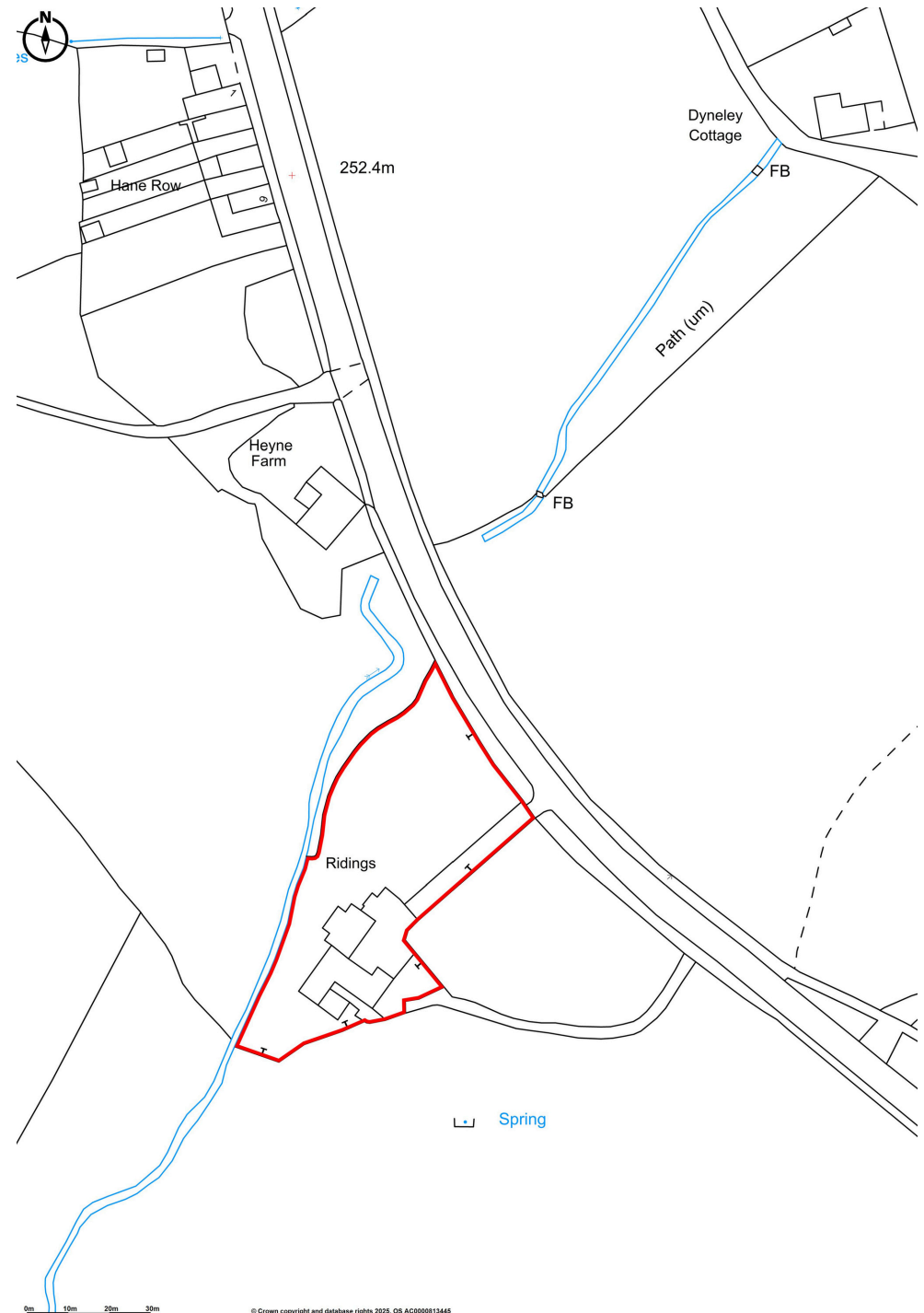
The ground floor consists of 3 double bedrooms, one with en-suite, a family bathroom, utility room and a single bedroom which would also be suited to a home office. The stairs lead to the first floor which boasts a large open-plan kitchen, living and dining space, creating a room to bring the whole family together. A snug also provides for a quieter, cosy space. The master bedroom, with en-suite is also located on this floor.

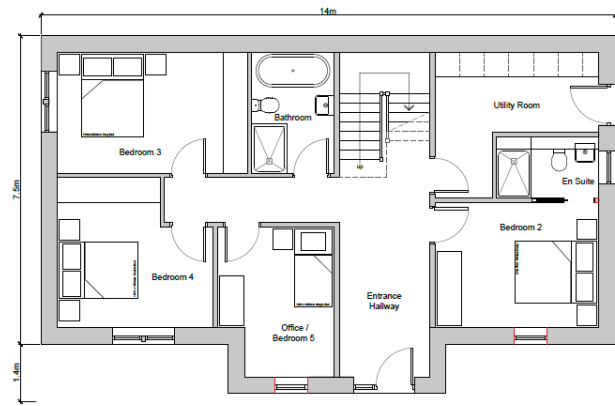
This property offers the scope for the prospective purchaser to incorporate character into the property, whilst personalising it to their own taste (subject to the relevant planning requirements).

Location

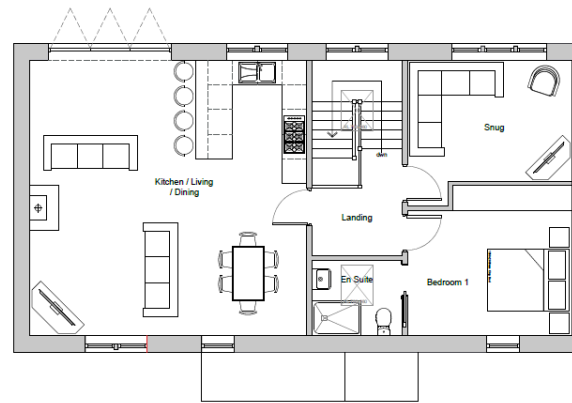
This plot provides an exciting opportunity to build your own home in a semi-rural yet accessible location close to the town of Burnley and its many amenities including supermarkets, shops, primary and secondary schools, restaurants and places of worship, making this property suitable for both families and the commuters.

Burnley 2.9 miles, Preston 26.6 miles, Manchester 33miles (all distances are approx.)

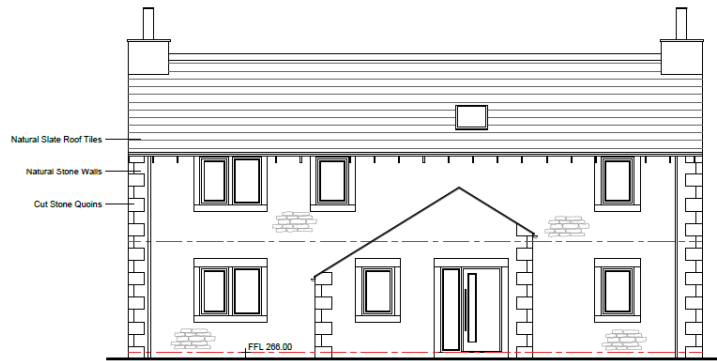




Proposed Ground Floor Plan Scale 1:100



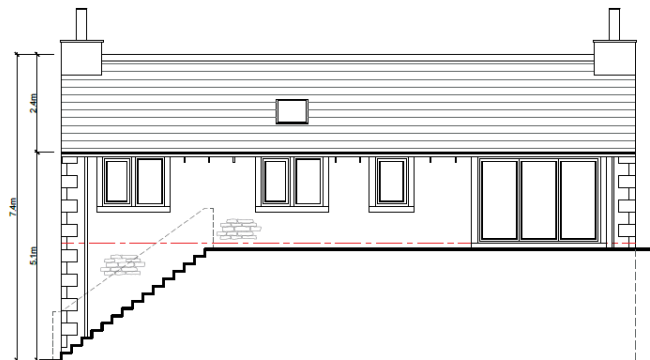
Proposed First Floor Plan Scale 1:100



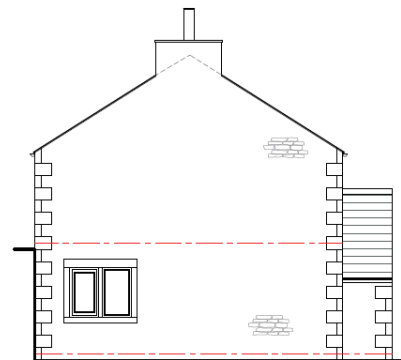
Proposed North East Facing Elevation Scale 1:100



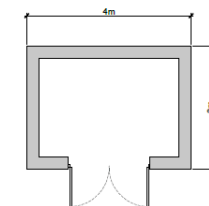
Proposed North West Facing Elevation Scale 1:100



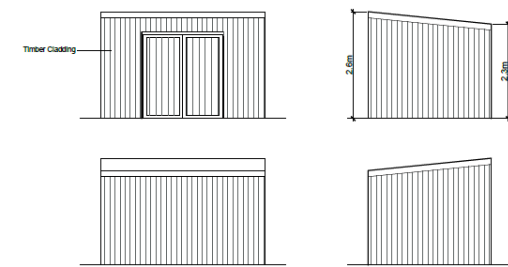
Proposed South West Facing Elevation Scale 1:100



Proposed South East Facing Elevation Scale 1:100



Proposed Storage Shed Floor Plan Scale 1:100



Proposed Storage Shed Elevations Scale 1:100

Access, Easements and Wayleaves: The land is sold subject to and with the benefit of all existing rights of way (public and private), light, support of drainage, telephone, electricity supplies (where available) and other rights and obligations, easements, quasi-agreements, restrictive covenants and all existing proposed wayleaves, masts, pylons, stays, cables, drains, water, gas and other planning schemes to the Local Authority whether referred to in these particulars or not.

Asbestos: No survey has been completed by the vendor to determine whether asbestos is present at the property.

Boundaries and fencing obligations: Purchasers are to satisfy themselves of the condition of boundaries. The Purchasers and their successors in title will remain responsible for maintaining a stock proof fence adjoining the vendors retained land.

Coal field/mining: The property is not within a high risk development area.

Council Tax: Band D

Condition of the Property: The property is being sold as seen in its current condition including all fixtures and chattels.

Energy Performance Certificate: Energy Rating 'G'

Flooding: The UK Government flood map for planning shows the property located in Flood Zone 1.

Health and Safety: Ingham & Yorke LLP take no responsibility for any loss or damage when accessing the land or farm buildings. It is advised that the farm buildings are redundant and should not be entered.

Local Authority: Burnley Borough Council, Manchester Road, Burnley BB11 9SA. Tel.: 01282 425011

Method of Sale: Private Treaty. If there is a high level of interest best and final offers may be sought.

Money laundering regulations and compliance: The Monday Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 state Ingham and Yorke LLP are required to undertake due diligence checks on prospective purchasers prior to any offer being accepted. Any prospective purchasers looking to offer on the property will be required to provide photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) with their offer.

Plans, area and schedules: Plans provided in these particulars are based on Ordnance Survey, Promap and Land Registry digital mapping. Information is provided for reference purposes only. The purchaser must satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale nor entitle any party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Planning: Application number FUL/2024/0434–full Planning for the demolition of the existing dwelling and associated outbuildings and the replacement with a new dwelling. The application is available to view on Burnley Borough Councils website <https://publicaccess.burnley.gov.uk/online-applications>.

Professional Services: Please do not contact any of the professionals who have prepared documents for the planning application unless prior permission is granted by Ingham & Yorke LLP beforehand. The vendor is not aware of any planning consents to surrounding property of any impact.

Restrictive Covenant: The property is sold subject to a restrictive covenant requiring that the property should be used for a single residential dwelling house only. The restrictive covenant will apply to successors in title.

Services: The property benefits from mains electricity and drainage is via a septic tank which we understand is not compliant with the general binding rules. The purchaser will be required to install their own borehole on the property for their own consumption. Please note that these services have not been tested by Ingham & Yorke LLP. It is the responsibility of the purchaser to satisfy themselves of the presence and working condition.

Title & Tenure: The property is for sale freehold with vacant possession on completion of sale.

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	11 G	

Directions

What3words

trend.video.soon



Ingham & Yorke LLP for themselves and as agents for the vendors or lessors of this property give notice that: All descriptions, plans, dimensions, references to condition, or suitability for use, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. No person in the employment of Ingham & Yorke LLP has any authority to make or give any representations or warranty whatsoever in relation to the property and all discussions regarding the property referred to in these particulars are subject to contract. These particulars are produced as a general outline and for the sole purpose of enabling prospective purchasers or lessees to make an informed decision regarding the property and do not constitute any part of an offer or contract.

INGHAM & YORKE





Clitheroe Office

Brookside Barn, Downham,
Lancashire, BB7 4BP
Tel: 01200 423655
Email: admin@inghamandyorke.co.uk

Huntroyde Estate Office

Padiham, Burnley, Lancashire, BB12 7QX
Tel: 01282 771024
Email: info@inghamandyorke.co.uk

inghamandyorke.co.uk