



Dale Hey Bungalow, Preston Road, Ribchester PR3 3XL
Offers Over £450,000

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Set in approximately 1.7 acres of level land this is a fantastic opportunity to acquire a building plot on the edge of the village of Ribchester in the heart of the Ribble Valley - easy walking distance to the centre with open fields across the road, existing gated vehicle access onto Preston Road. This is a lovely raised, level site with panoramic views across the Valley. An easy building plot with electricity and water already connected to the site. Your opportunity to create your own dream home. The site includes an existing pond encouraging a diverse selection of local wildlife. A stone dressed detached generously sized three car garage was built in 2013. This is a truly rare gem with early viewing highly recommended. There is outline planning approved (3/2022/0003) for the demolition of the existing bungalow and erection of a sizeable 4/5 bedroom, two storey house giving the buyer some creative freedom as to how they design their new home.

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Site Description and Surrounding Area:

The site is located adjacent to a straight stretch of Preston Road approx. ¾ mile North West of the historic village of Ribchester. It is outside any settlement boundary and is therefore within open countryside albeit outside the boundary of the AONB. A vacant detached bungalow property of 1930's construction on the site with a detached garage constructed circa 2013 to the rear.

The ancient riverside village of Ribchester is built on the site of the Roman fort of Bremeten-nacum. Estimated to have covered six acres of ground, a large portion of the remains lie under the old church and churchyard. It's one of the district's most popular villages with local shops and amenities, an art gallery and some award winning accommodation and cosy country pubs. Fishing enthusiasts coming to the area are truly spoilt for choice. In addition to the River Hodder and the River Loud, the Stocks and Barnfold Reservoirs – respectively at the head of the Hodder and in the shadow of Beacon Fell Country Park – are both nearby.

As well as being renowned for its stunning countryside, the Ribble Valley prides itself on its range of excellent restaurants, pubs and hotels. Located just a twenty minute walk from the beautiful garden centre cafe Stydd Gardens and with the famous Inn at Whitewell just a fifteen-minute drive away, Dale Hey Bungalow is within close proximity to a number of other excellent establishments.

Services

The site has Electricity and water connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band D.

Viewings

Strictly by appointment only.

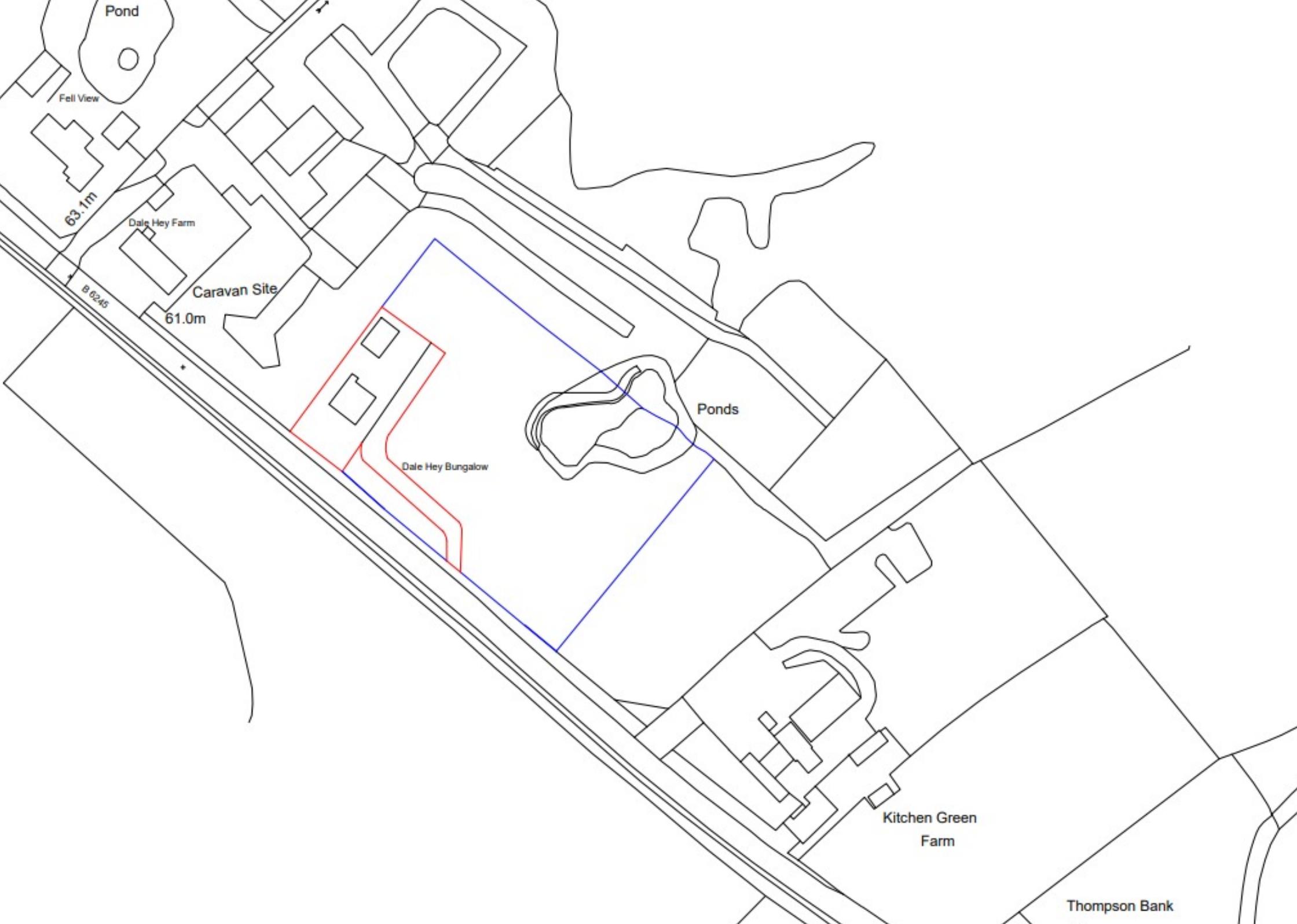
Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)





Pond

Fell View

63.1m

Dale Hey Farm

Caravan Site

61.0m

B 6245

Dale Hey Bungalow

Ponds

Kitchen Green Farm

Thompson Bank



