



Grindleton Road, Grindleton, BB7 4QW  
Guide Price £150,000





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This is a wonderful little hideaway - nestling in a quiet corner of the village of Grindleton. It extends to approximately two acres of woodland with an old fishing lodge and dam with Grindleton Brook running through it. There is a large double garage, a small chalet currently comprising living area, kitchen and a bedroom and bathroom on the first floor.

## Planning:

A certificate of Lawfulness for the existing use of land for "the non-commercial; domestic scale storage and repair of motor vehicles and associated equipment, including bridge over Grindleton Brook, single storey garage/workshop/store and two ancillary recreational buildings".

This is the official definition as stipulated in the Certificate (application number 3/2017/0843) dated 2nd November 2017. There has been no other Planning History obviously this allows for a wide range of possibilities for the property.



## Details



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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