



athertons
property & land

An outstanding opportunity to acquire a superb building plot with full planning permission, situated in a highly desirable semi-rural position within the Ribble Valley. Set amidst open countryside and enjoying uninterrupted views across rolling farmland, this plot offers the perfect canvas for the creation of an impressive, individually designed detached residence in one of the Ribble Valleys most sought-after locations.

The plot extends to a generous size and benefits from a carefully considered planning consent for a substantial detached self-build home, designed to provide spacious, flexible and well-balanced accommodation over two floors. The approved scheme allows for a high-quality family home that takes full advantage of its setting, with principal living spaces and glazing positioned to maximise natural light and the exceptional countryside outlook.

Surrounding the proposed dwelling are private gardens, offering ample space for landscaped lawns, terraces and outdoor entertaining areas, while maintaining a strong sense of privacy and connection to the surrounding landscape.

Despite its idyllic setting, the plot is conveniently located for access to the a59 with direct links to Skipton, Blackburn and all Ribble Valley villages, each offering a variety of amenities including independent shops, traditional public houses, cafés and restaurants. The area is also well regarded for its excellent schools and provides straightforward commuter links to nearby market towns and the wider regional road network.

This rare development opportunity will appeal to discerning buyers looking to design and build a bespoke home tailored to their own requirements, whether in a traditional or contemporary style (subject to planning).

Opportunities of this quality, with full planning permission and such attractive open views, are seldom available in the Ribble Valley, making this a truly special offering.

Full details on the planning can be found using the following link:

<https://webportal.ribbonvalley.gov.uk/planningApplication/35405>

Planning Application Number - 3/2023/0384

Approx. Gross Internal Areas

First Floor - 24m² (258.33 Sq Ft)

Ground Floor - 202.86m² (2,183.63 Sq Ft)

Lower Ground Floor - 59.25m² (637.76 Sq Ft)

Lower Ground Floor Including Garage - 111.39m² (1,198.99 Sq Ft)

Total Approx GIA Excluding Garage - 286.11m² (3,079.66 Sq Ft)

Total Approx GIA Including Garage - 338.25m² (3,640.89 Sq Ft)

Services

All mains services are available but not currently connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

TBC

Energy Rating (EPC)

TBC

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley BB7 9SP

Monday to Friday 9.00am to 5.00pm

Saturday 9.30am to 2.30pm

Money Laundering Regulations

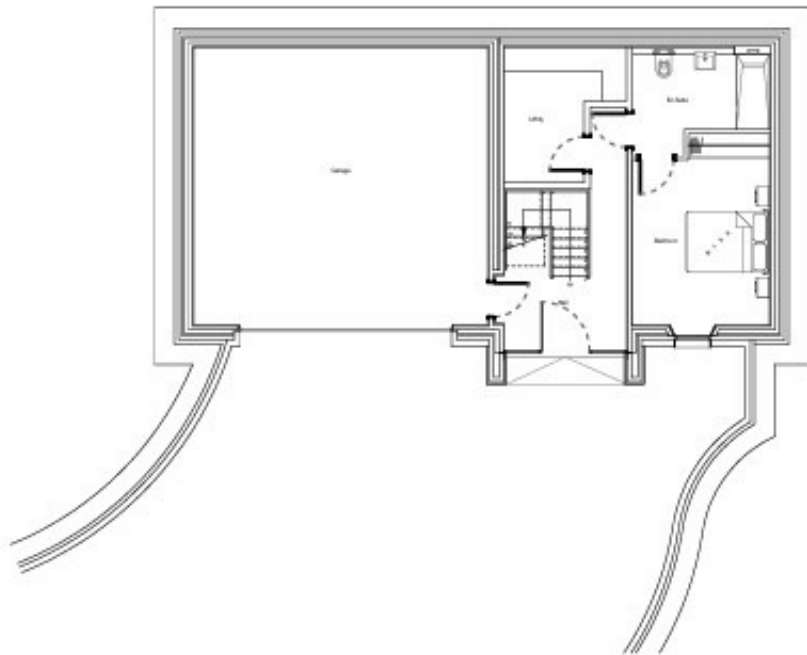
Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

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 (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the commencement of sale.

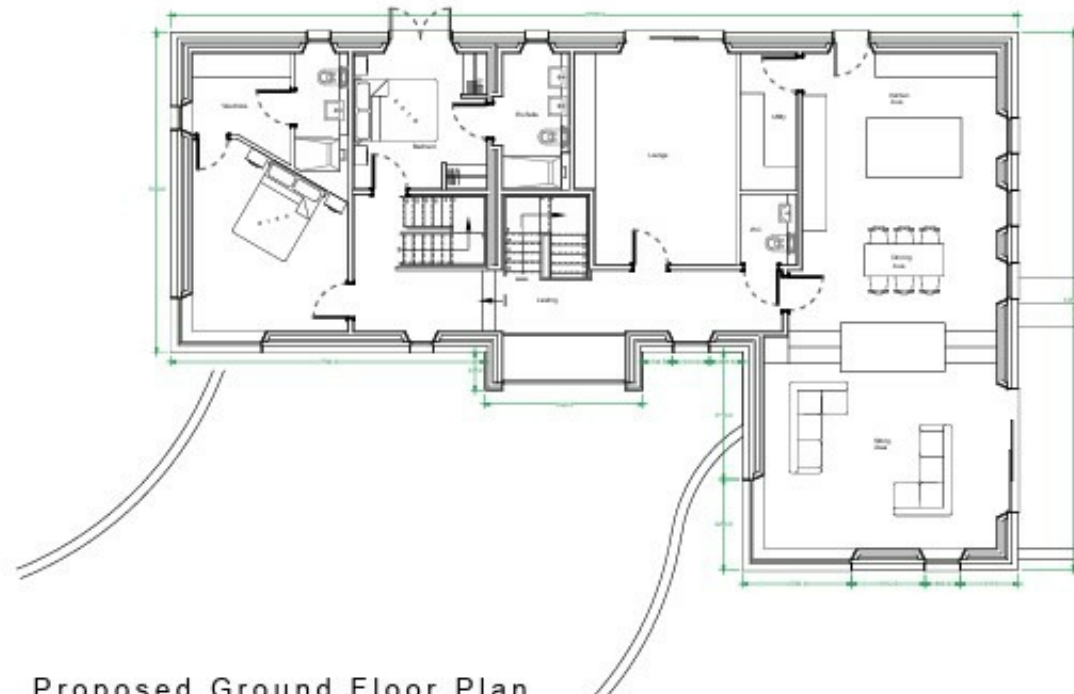
The successful bidder / prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information, identification documentation etc.) already given in the instance of purchase by auction.







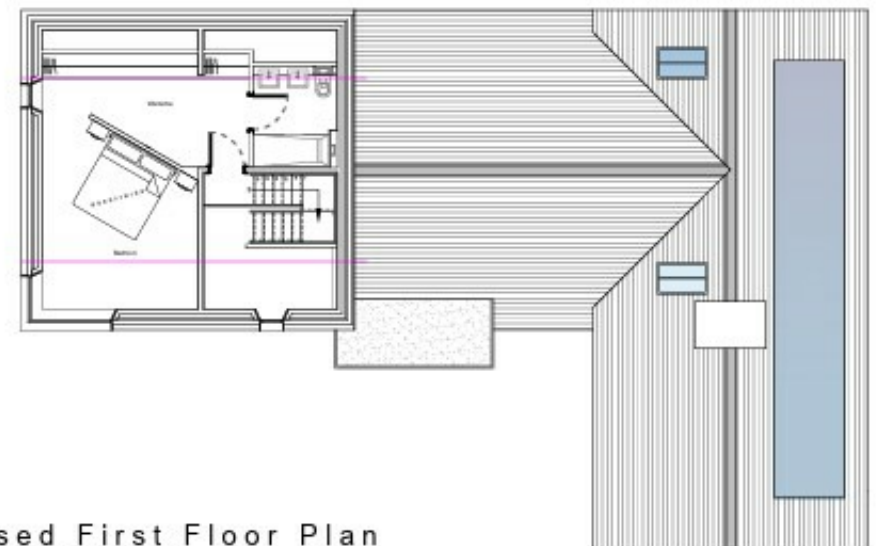
Proposed Basement Floor Plan
Scale (1:100)



Proposed Ground Floor Plan
Scale (1:100)



Proposed Front Elevation
Scale (1:100)

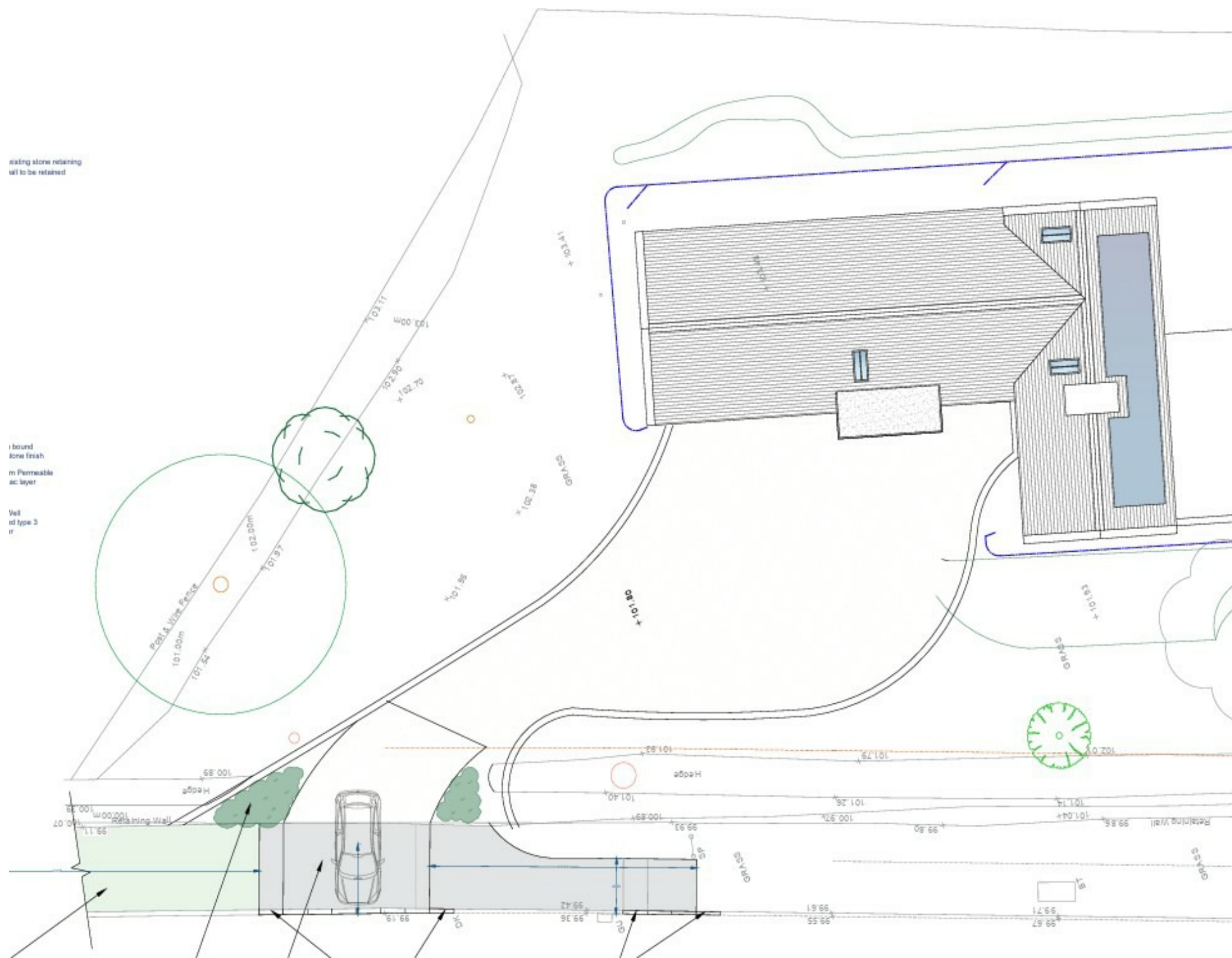


Proposed First Floor Plan
Scale (1:100)

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meet the team



John Atherton MRICS
Managing Director



Jim Atherton
Director, Sales Manager



Helen Jones
Senior Sales Negotiator



Julie Jackson
Senior Sales Negotiator



Russell Anderton
Senior Valuer



Mollie Bentley
Media Manager



Tom Brown
Senior Sales Negotiator



Simon Kerins
Sales Negotiator & Land
Management



Phil Ashton
Director - Lettings Cloud



Emily Raine
Property Management
Assistant - Lettings Cloud



Angela Lorek
Senior Sales Negotiator



Nick Cunliffe
Estate Agent