



11 Old Road, Clitheroe, BB7 4AB
Offers In Excess Of £330,000



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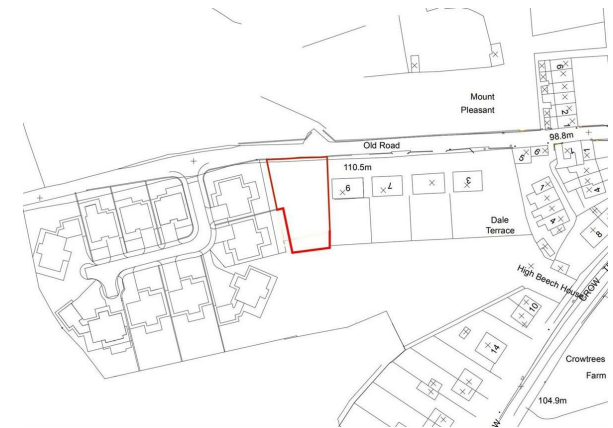
Athertons are pleased to bring to market this 0.24 acre building plot with full planning approved for 1 residential dwelling. The proposed dwelling provides a four storey, five bedroom detached property measuring over 469m² (5048sq ft), with an open plan living arrangement that helps to promote the relationship between the house and its setting. There is also further planning for a different style dwelling similar to the neighbouring Hare Hill Croft properties measuring approximately 3100 sq ft. The proposed kitchen / dining area maximises the connection of the property to the garden with the south elevation being predominantly glazed as well as a terrace area connecting to the rear connecting lounge and kitchen and overlooking the rear Garden towards Pendle Hill.

A roof lantern above the space provides the property with greater levels of natural light. The principle elevation is orientated towards Old Road allowing for maximum views to the rear across to Pendle Hill and beyond relationship between the house and its setting.

The proposed materials match the surrounding properties and new development at Hare Hill Croft. Walls are finished in coursed stone with stone window surrounds and render. Windows and external doors are to be polyester powdered aluminium. Roofs are to be finished in natural blue/grey slate. The proposed roof profile responds the existing neighbouring properties.



The Site Services



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

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