

01756 795621
www.david-hill.co.uk

DAVID HILL



Building Plot Hodge Lane Barnoldswick BB18 5HF

An exciting opportunity to acquire a generous building plot with permission in principle to construct a single detached dwelling.

Convenient rural position in an elevated setting with stunning panoramic views over open countryside

Guide Price £200,000

Building Plot Hodge Lane Barnoldswick BB18 5HF

• Colne (M65) 5 miles • Skipton 8.5 miles • Clitheroe 15 miles • Blackburn 20 miles • Manchester 36 miles

Location

The plot is situated at the end of Hodge Lane off Manchester Road/Higher Lane (B6251) on the southerly edge of the popular town of Barnoldswick. The town is served by a good range of independent shops and provides both primary and secondary schooling. The nearby larger town of Colne provides a wider range of shops and supermarkets as well as a railway station and access to the M65 motorway.

Description

The plot is part of a small holdings comprising a small group of farm buildings around a yard area. The principal proposal is to demolish the majority of the buildings and construct a new build dwelling that will benefit from a fabulous southerly aspect and simply breathtaking outlook over the surrounding farmland and open countryside beyond.

An additional parcel of land extending to the southerly edge of the yard and buildings is included within the area to be sold.

Planning

Pendle Borough Council have granted Planning Permission (Permission in Principle) for the erection of one dwellinghouse at High Croft, Hodge Lane, Barnoldswick. Application reference: 22/0482/PIP dated 09 September 2022.

The subsequent detailed planning application to be prepared and submitted by the prospective purchaser will include the following information:

- Plans, including location plan, site plan, access visibility splay plan, elevation and floor plans.
- Planning statement.
- Foul and surface water drainage scheme.
- Ecology survey.
- Landscaping scheme.

Services

There are currently no services connected to the plot.

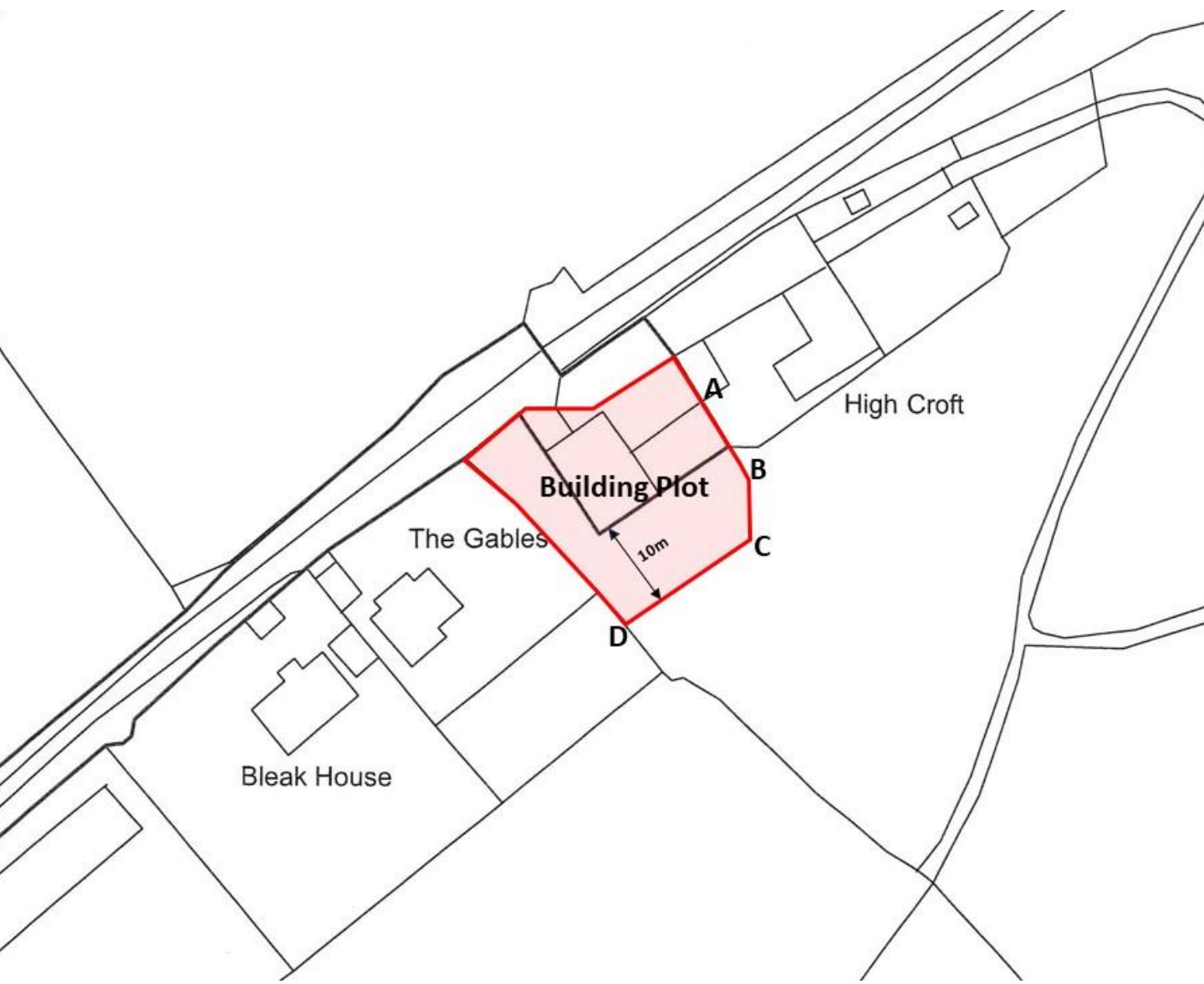
We understand there is a separate disconnected mains electricity supply to the plot that could be reinstated.

We understand mains gas is nearby in Hodge Lane and mains water is in Manchester Road.

We understand there is ducting in Hodge Lane for Fibre and telephone connection.

It will be the responsibility of the purchasers to satisfy themselves as to the suitability, availability and cost of connecting services.







Tenure
Freehold

Directions

Continue into Barnoldswick on Skipton Road passed the Rolls Royce Leisure Club to the mini roundabout and turn left onto Skipton Road before turning right after 100 metres onto Skipton Road passing through the centre of the village onto Church Street, becoming Manchester Road. Continue on Manchester Road up the hill passed Letcliffe Park where Hodge Lane can be found on the left. Follow Hodge Lane for about 250 Metres to the end where the plot can be found on the right through the timber farm gate. A For Sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

info@david-hill.co.uk

These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.

