

Duffin's

— Estate Agents —



Refused scheme 3/2022/0141 May 2022

Pimlico Road, Clitheroe, BB7 4PZ

£325,000

Duffin's Estate Agents are delighted to bring to the sales market this development opportunity situated in the heart of the Ribble Valley. The proposed development is for the construction of SEVEN apartments in a block adjacent to Pimlico Road, Clitheroe.

Pimlico Court will comprise of the following:

Ground Floor: 1 x One Bed Apartment
First Floor: 2 x Two Bed Apartment
Second Floor: 2 x Two Bed Apartment
Third Floor: 2 x One Bed Apartment

Lift access is available to all floors.

Ground Floor

Ground Floor Communal Area: 62.6 m²

Ground Floor Apartment 1 Bed: 50.07 m²

First Floor

First Floor Communal Area: 12.1 m²

First Floor Apartment 1 Bed: 49.64 m² / 50.06 m²

Second Floor

Second Floor Communal Area: 12.1 m²

Second Floor Apartment 1 Bed: 49.64 m² / 50.06 m²

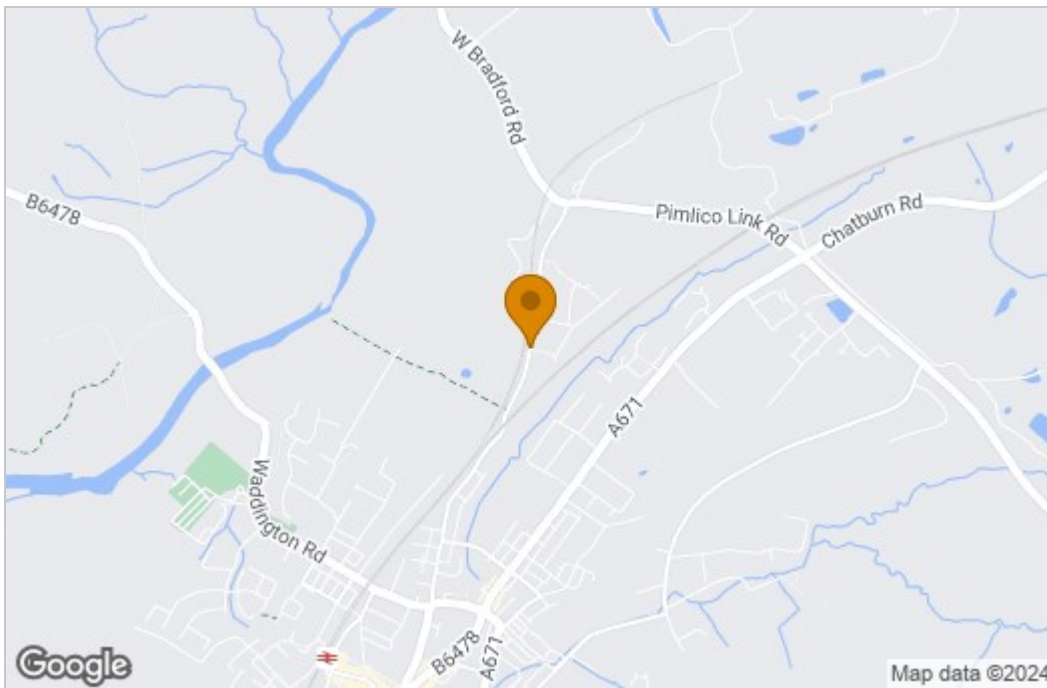
Third Floor

Third Floor Communal Area: 12.1 m²

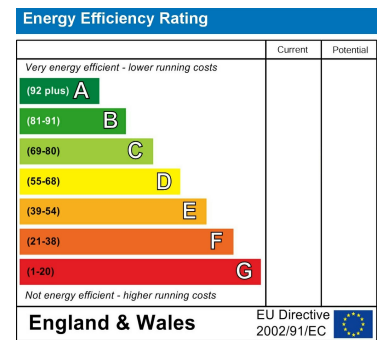
Third Floor Apartment 1 Bed: 48.64 m² / 50.06 m²

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

334 Bolton Road, Blackburn, Lancashire, BB2 4HY

Tel: 01254 691352 Email: enquiries@duffinsestateagents.co.uk <https://www.duffinsestateagents.co.uk/>