

# FOR SALE

**EXCITING RESIDENTIAL DEVELOPMENT  
OPPORTUNITY, FIVE DWELLINGS IN OPEN  
COUNTRYSIDE WITH SUPERB VIEWS**

**Lamb & Swift**  
Commercial Property

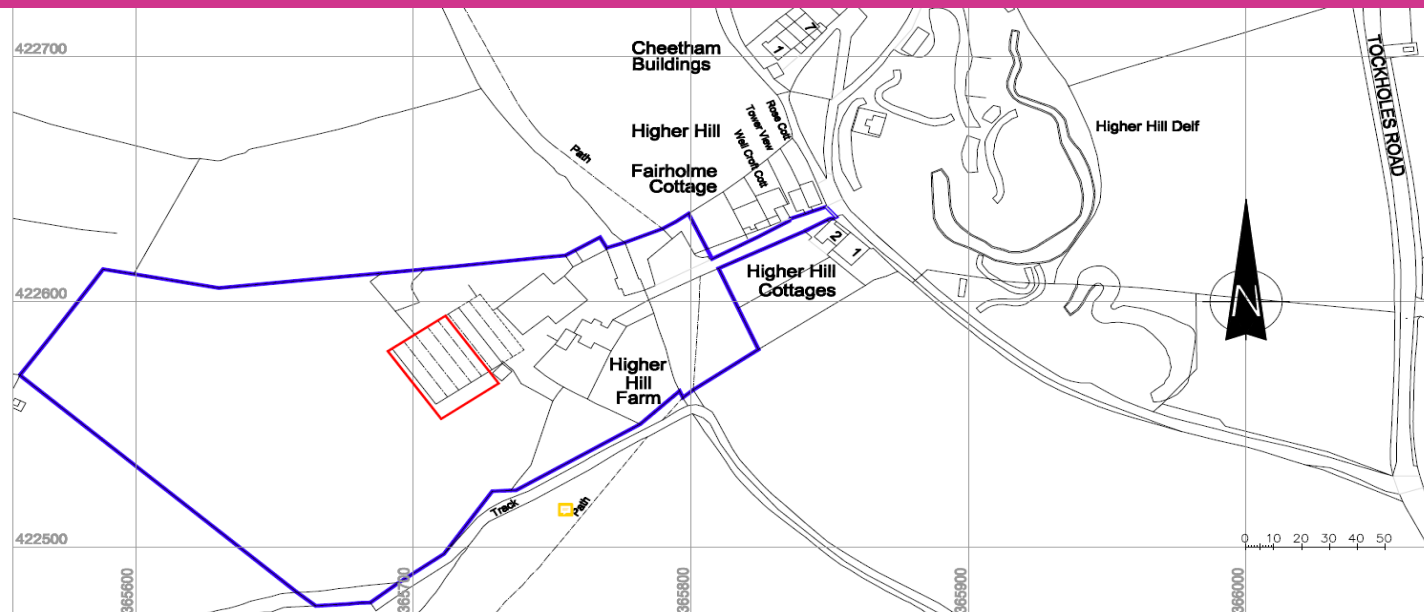
01204 522 275 | [lambandswift.com](http://lambandswift.com)



**2 DEVELOPMENT PLOTS  
& 3 BARN CONVERSIONS  
HIGHER HILL FARM  
TOCKHOLES ROAD  
TOCKHOLES  
BLACKBURN  
BB3 0NU**

**Offers in the  
region of  
£895,000**

- **Two stone barns with planning approval to convert to 3 dwellings under Application Reference No: 10/18/0906 Grade II Listed and a further 2 new build dwellings to be constructed under Application Reference No: 10/21/0197**
- **Five new build/conversions to develop**
- **Generous plots**
- **Extensive views in rural idyllic location**



## LOCATION

The site is located in the village of Tockholes, which lies to the west of Darwen and south west of Blackburn, Lancashire.

The village has a population of circa 600 people with 2 village pubs and a local primary school.

The Roddlesworth Reservoir and Abbey Village are also close by.

## DESCRIPTION

An overall 6.130 site acreage, including 2 barns with planning and an approved planning approval for a further 2 new build dwellings, subject to convert to 3 dwellings. The main farmhouse dwelling of Higher Hill Farm is excluded from this sale.

The site is accessed off Tockholes Road via a private road unadopted.

The northern barn has consent to convert to a 4 bed detached dwelling and the adjacent one has existing consent, under Application Reference No: 10/18/0906, for 2 dwellings, one 3 bedroom and one 4 bedroom.

All plans can be found under the Blackburn with Darwen planning application website.

Approval has been given for the partial demolition of the rear storage sheds and erection of a detached building converted to 2 x 4 bedroom dwellings, under Application Reference No: 10/21/0197.

## ACCOMMODATION

The overall site acreage is 6.130 acres—see attached Land Registry plan.

## SALE PRICE

Offers in region of £895,000 for 3 barn conversions and 2 new build plots.

## TENURE

Held Freehold under Title Number: LA935445.

## SERVICES

The mains services connected to the property include water, electric and drainage (pumping station) are available. There is no gas supply.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

## EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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Contact: Nick Swift

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