

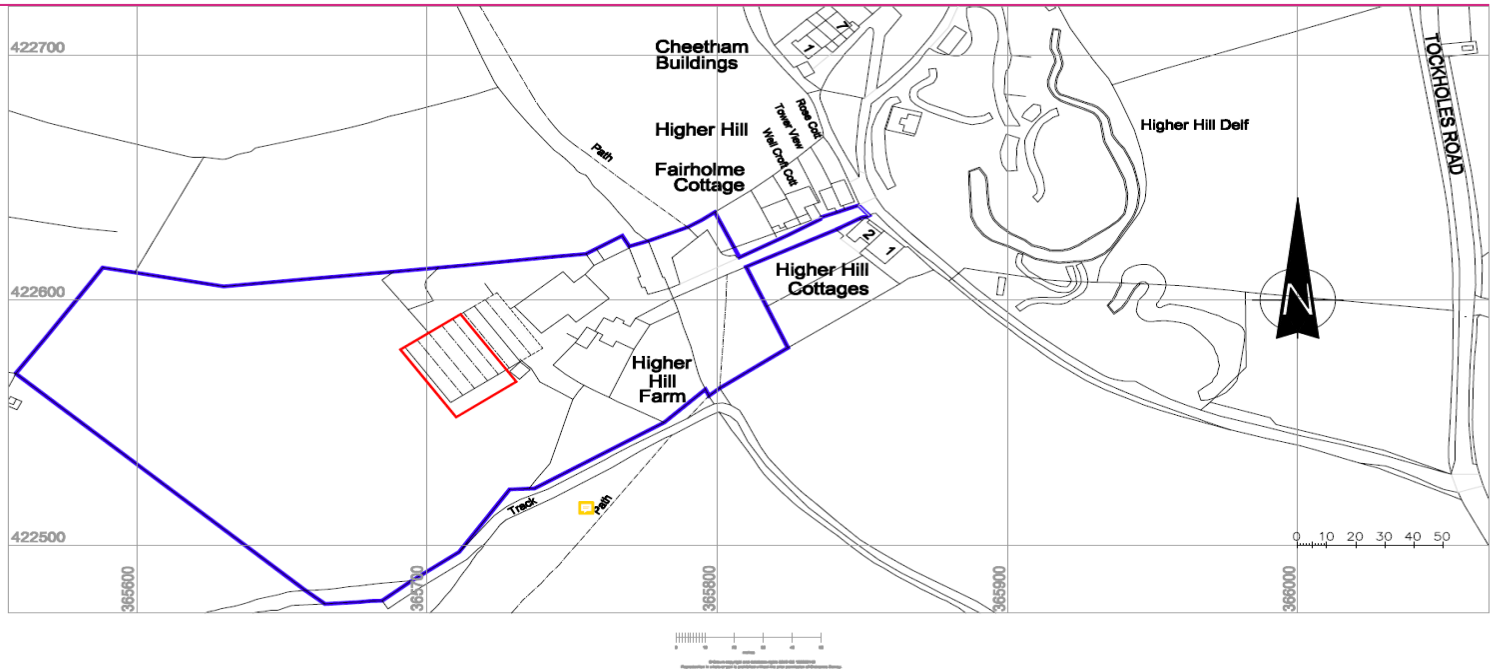


**EXCITING RESIDENTIAL DEVELOPMENT OPPORTUNITY  
SIX DWELLINGS IN TOTAL ON SITE  
ONCE THE DEVELOPMENT IS COMPLETE**

**FOR SALE**

**HIGHER HILL FARM  
TOCKHOLES ROAD  
TOCKHOLES  
BLACKBURN  
BB3 0NU**

- Existing 4 bed Grade II Star Listed farmhouse with planning for another 2 bedrooms.
- Two barns with planning approval to convert to 3 dwellings under Application Reference No: 10/18/0906 Grade II Listed and a further 2 dwellings to be constructed under application 10/21/0197
- Five new build/conversions to develop
- Total size - 6.130 acres



## 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

A 6.130 site acreage, including the detached existing Grade II Star Listed farmhouse and occupied currently by the Vendor, plus 2 barns with planning and an approved planning approval for a further 2 dwellings, subject to the demolition of a further storage building.

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

## TENURE

Held Freehold under Title Number LA935445.

## SERVICES

Mains water, electric and drainage (pumping station) are available. There is no gas supply.

## SALE PRICE

Offers in excess of £1,450,000.

## 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.

Contact: Nick Swift

Telephone: 01204 522 275

Email: nswift@lambandswift.com

Website: www.lambandswift.com

## Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.





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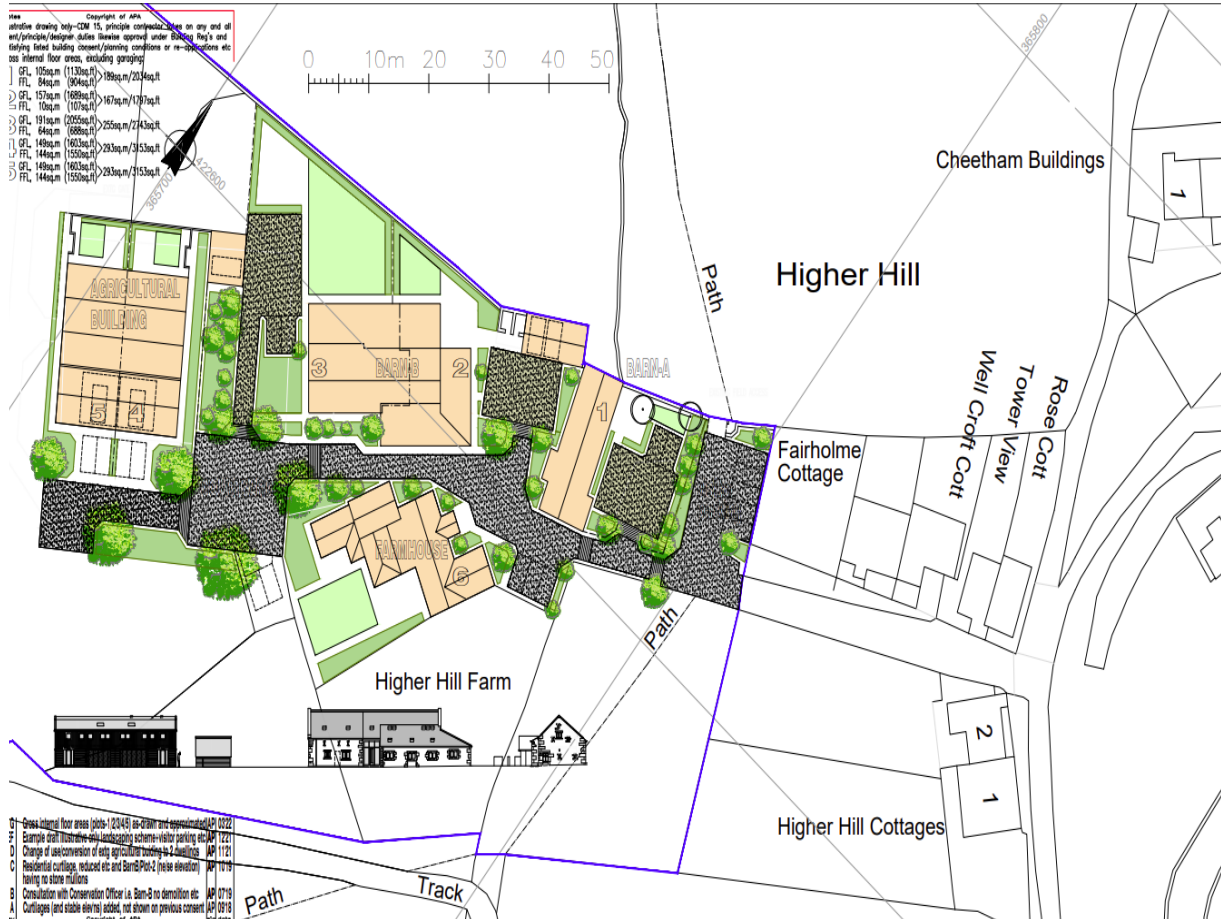




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