

# FOR SALE

Lamb & Swift  
Commercial Property

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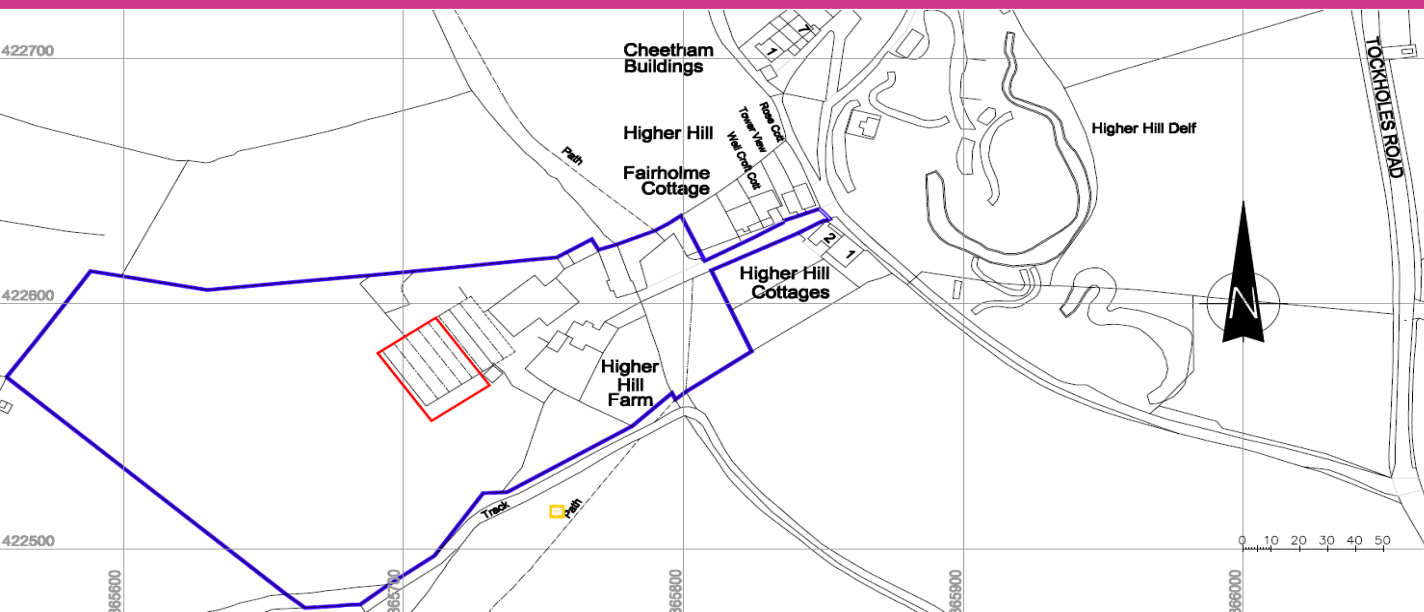
EXCITING RESIDENTIAL DEVELOPMENT  
OPPORTUNITY, SIX DWELLINGS IN TOTAL ON  
SITE ONCE THE DEVELOPMENT IS COMPLETE



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

**Offers in excess of  
£1,450,000**

- 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 Raddlesworth Reservoir and Abbey Village are also close by.

## **DESCRIPTION**

This 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.

## **SALE PRICE**

Offers in excess of £1,450,000.

## **TENURE**

Held Freehold under Title Number LA935445.

## **SERVICES**

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

## **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.

## **VAT**

VAT may be applicable, and if so, will be charged at the prevailing rate.

## **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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