

G H A

GHA Property Associates



LAND OFF SPINNERS VALE, BILLINGTON, CLITHEROE, BB7 9GL



Land off Spinners Vale, Billington, Clitheroe, BB7 9GL

Guide Price: £600,000

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- An edge of settlement development site extending to approximately 0.57 acres (0.23Ha) or thereabouts with Permission in Principle for the erection of up to four new build dwellings (stage 1) principle approved
 - Maximum floor area of 1,000m² (250m²/dwelling)
 - An exciting opportunity to purchase a development opportunity for a group of self-builders or a small/medium sized developer in a semi-rural setting yet highly accessible location
 - ◆ A convenient and accessible location close to the amenities of Whalley and Clitheroe within the sought after Ribble Valley
 - ◆ For sale by private treaty as a whole

Following the completion of the attractive and popular Redrow Homes development, Calder Grange, off Dale View, the vendors have secured stage 1 Permission in Principle (PIP) to develop a parcel of land which is accessed from Calder Grange for the erection of four bespoke dwellings. The second stage, technical details, application which will provide the information relating to design, appearance, layout, landscaping, access and any further technical matters arising is to be submitted by the purchaser.



LOCATION

The site that is for sale will be accessed from Spinners Vale (a highway which is to be adopted) within the Redrow Homes Calder Grange development in the settlement of Billington which is situated in Borough of the Ribble Valley.

The site is located approximately 1 mile to the south west of the village of Whalley, approximately 5 miles from the town of Clitheroe, approximately 6.9 miles from Blackburn and approximately 13 miles from Preston.

The site is within easy reach of a wide range of services and amenities which can be accessed on foot or bicycle. Within Billington, there is a village store, St Augustine’s R C High School, children’s play area, the Billington & Whalley Brass Band Club and a children’s nursery.

The site is within walking distance of the popular village of Whalley where a wide range of services can be accessed including a thriving high street of independent shops, convenience stores, pubs, restaurants, fast food takeaways, dentists, medical centre, churches, Whalley Primary School and Oakhill School and Nursery, bus services and a train station.

DESCRIPTION

The development site is a relatively level and broadly rectangular piece of land which measures approximately 45m x 90m and has an area of approximately 0.57acres (0.23Ha) or thereabouts.

The site was recently used as a compound to facilitate the development of Calder Grange and it looks onto a balancing pond which provides part of the surface water attenuation from the completed Redrow site.

The entire site lies in Flood Zone 1 which has the lowest risk of flooding and the EA flood map indicates that there is no risk of surface water flooding.

PLANNING

Permission in principle under planning application: 3/2026/0249 was granted for the erection of up to 4 dwelling on 5 May 2026. A copy of the decision notice is included with these particulars.

The second stage application which deals with the details and technical matters is yet to be determined and this provides the purchaser with the opportunity to secure permission for dwellings of their own design. If the four proposed dwellings are all of an equal size each can provide up to 250m² of internal floor space, a total floorspace of up to 1,000m².

A copy of the red edge plan submitted with the application (which includes an access strip which is not included in the sale but which is subject to full rights of access) is included with these particulars.

SERVICES

Connection to services should be available in the adjacent highway network.

TENURE

The land is currently registered to Redrow Homes who have a legal obligation to transfer it back to the vendor no later than 2 March 2027.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

A public footpath crosses the site running parallel with the south western boundary. There are no other wayleaves or easements known to affect the property.

LOCAL AUTHORITY

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, BB7 2RA

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

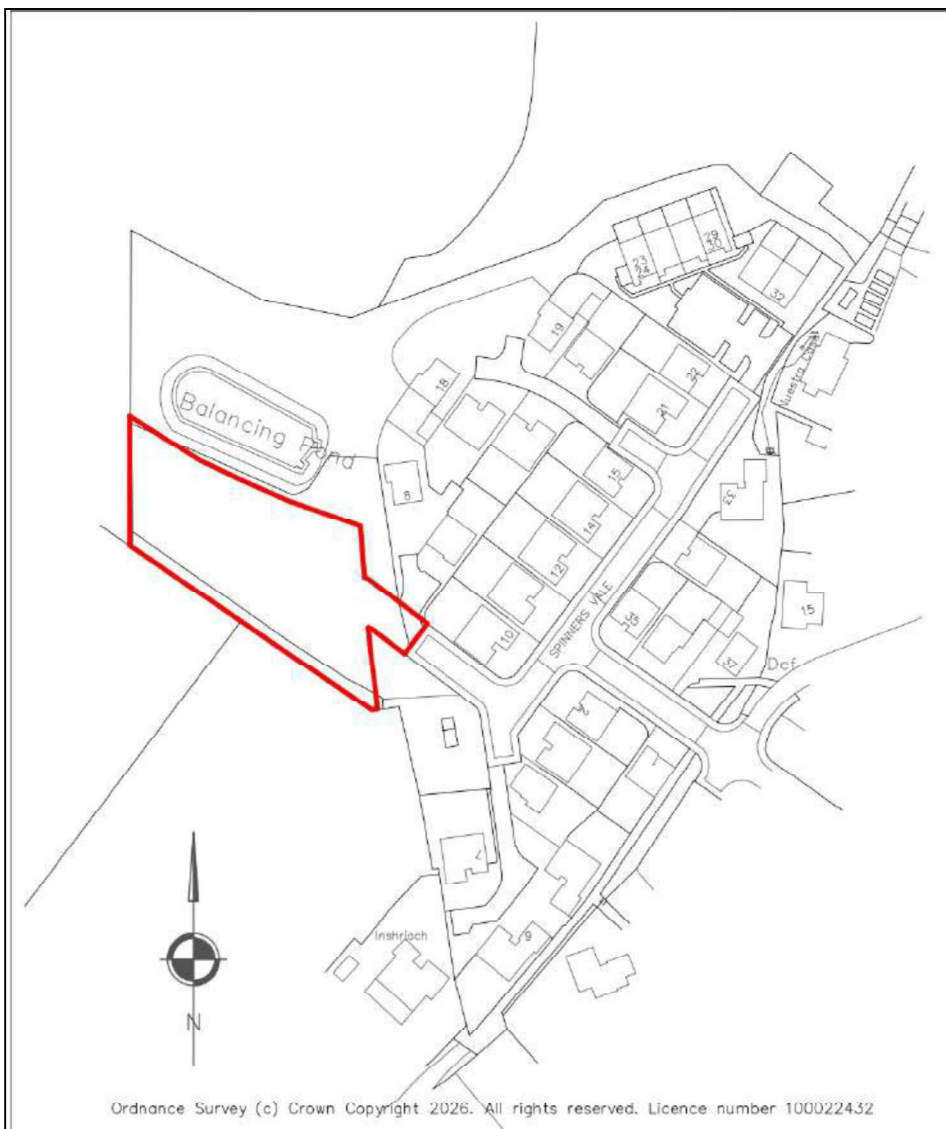
The property can be viewed during daylight hours with a copy of the details. What3words: What3words: [///unguarded.plots.trip](https://www.what3words.com/unguarded.plots.trip)

PLANS AND AREAS

The plans in these particulars are a copy of the Ordnance Survey data from Promap. All plans are for identification purposes only and areas are approximate and subject to verification in the title documents.







 Gary Hoerty Associates Gary Hoerty Associates Chartered Surveyors Suite 9 - Grindleton Business Centre The Spinney Grindleton Clitheroe Lancashire BB7 4DH T: 01200 449700 Email: info@ghaonline.co.uk	Project: Gel/454/3680/GH Permission in principle for up to 4 dwellings on land off: Spinners Vale Billington Clitheroe BB7 9GL		Notes: All work is to be carried out to the latest current British standard Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation. All dimensions are in millimetres except where explicitly shown otherwise. The contractor should check and certify all dimensions on work proceeds and notify GHA of any discrepancies. Do not scale off the drawings, if in doubt ask.
	Drawing no: Gel.454.3680 - 01 Title: Site Plan	Date: 25.03.2026 Amendments: A	Client: Mr & Mrs K. Geldard Drawn: MP Scale: 1:1250 @ A4 A: Red line revised: 30/04/26

RIBBLE VALLEY BOROUGH COUNCIL
 Department of Development
 Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA
 Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990
 Town and Country Planning (Permission in Principle) (England)
 (Amendment) Order 2017 Part 2A

PERMISSION IN PRINCIPLE

APPLICATION NO: 3/2026/0249
DECISION DATE: 05 May 2026
DATE RECEIVED: 31/03/2026

APPLICANT:

Mr Keith Geldard
 Whittams Farm
 Neddy Lane
 Billington
 BB7 9ND

AGENT:

Mr Gary Hoerty
 Gary Hoerty Associates
 Suite 9 Grindleton Business Centre
 The Spinney
 Grindleton
 BB7 4DH

DEVELOPMENT Permission in principle application for the erection of up to 4 no. dwellings.

PROPOSED:

AT: Land off Spinners Vale Billington BB7 9GL

Permission In Principle is GRANTED for the above development in accordance with the details given on the application form and submitted plans subject to the following CONDITIONS:

1. The application for technical details consent(s) pursuant to the permission hereby approved must be submitted within three years from the date of this consent.

Reason: Required to be imposed by the Town and Country Planning (Permission in Principle) (Amendment) Order 2017.

2. The permission in principle consent hereby approved relates to the following approved plan:

Site Plan (dwg no. Gel.454.3680 – 01 Rev A dated 30th April 2026)

Reason: For the avoidance of doubt and to clarify which plans are relevant to the permission in principle consent hereby approved.

3. The quantum of residential development to be constructed within the site, pursuant to this consent, shall not exceed four C3 residential dwellings.

Reason: To clarify the upper limit of the quantum of residential development inherent to the permission in principle consent hereby approved.

Notes

This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

Nicola Hopkins

NICOLA HOPKINS
 DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING



MONEY LAUNDERING REGULATIONS

Prospective buyers should be aware that in the event they submit an offer to purchase the property, which is accepted by the vendors on the property, it is required that they provide documents in relation to money laundering regulations to prove identity and source of funding. A company called 'Coadjute' provide reports for us, with a cost of £45 (Inc VAT) per person in order for us to complete our due-diligence.

IMPORTANT INFORMATION

Gary Hoerty Associates for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

- a. All descriptions, plans, dimensions, references to condition or suitability for use, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; b. Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract; c. No person in the employment of Gary Hoerty Associates has any authority to make or give any representations or warranty whatsoever in relation to this property. These particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract; d. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.



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