PROCTORS
ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
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Land Adjacent, 168 Lammack Road, Blackburn, BB1 8LJ

"Offers In Excess Of" £85,000

An individual plot on the northern boundary of Blackburn with Ribble Valley in a popular and convenient locality. Outline consent for 2.5 storey large detached dwelling with car parking and rural outlooks close to open countryside and yet convenient for schools as well as a range of retail and leisure and community facilities. Blackburn town centre is within three miles.

The plot will be offered for sale by Auction unless previously sold - Offers In Excess Of £85,000 invited.



Land Adjacent, 168 Lammack Road, Blackburn, BB1 8LJ

PLOT SIZE
500m2 (0.12 acres) or thereabouts

PLANNING PERMISSION
Reference Number: 10/26/0759
Decision Date: 28th October 2026

This is in outline only with all matters reserved for a subsequent application (reserved matters), these being access, appearance, landscaping, layout and scale.
The indicative layout shown on the approved outline plan indicates a dwelling of 2.5 storeys of 220m2 (2367 ft2) gross external measurement but this will need to be the subject to a detailed design application. There is scope to increase this building footprint, particularly noting the ground level falling away to the rear of the plot and distance between new houses on the land to the East. Copies of the Planning Decision Notice and Confirmed Public Footpath Diversion Order are available on request.

GENERAL
A rare opportunity to construct an individual designed self build house within a popular edge of settlement location adjacent to Ribble Valley's open countryside, yet close to all urban amenities.

TENURE
Freehold

SERVICES
Readily available

PLEASE NOTE
The public footpath diversion adjacent to the northerly boundary and watercourse has been formally confirmed by the Local Authority.

VIEWING ARRANGEMENTS
Viewing at any reasonable time - further detailed enquiries to Richard Prest – Richard.Prest@leahough.co.uk
Please Note that Lea Hough & Co's partners/consultants have a legal interest in the property being offered for sale.

OFFERS
Offers should be unconditional save for contract clearly stating, the buyer, current address, appointed solicitor with proof of funding.

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