

For Sale by Private Treaty

**Nova, Primrose Road, Clitheroe,
Lancashire BB7 1DR**



P Wilson & Company
Chartered Surveyors



A secluded parcel of land extending to approximately 0.58 acres, situated within the grounds of Primrose House, a Grade II Listed property, with the benefit of full planning permission for the erection of one contemporary single-storey dwelling house



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Location

The location of the land is shown on the location plan on the reverse of this sale brochure or can be located using postcode B7 1DR or What3Words – ///lushly.since.shoelaces

The land occupies a convenient semi-rural position within the grounds of Primrose House, sitting on the south-western edge of Clitheroe. The land offered is conveniently located for easy access to Clitheroe town centre (0.5 miles) and surrounding motorway links, providing excellent links for commuters and such like.

Description

The land is offered for sale with the benefit of full planning approval under application reference 3/2023/0634, granted by Ribble Valley Borough Council on the 29th November 2023, which is in the process of being renewed.

The planning permission allows for the erection of a single-storey self-build dwelling with associated car port accompanied by the relevant hard and soft landscaping. The site is to be accessed via the Old Cotton Mill access – see plan on the reverse.

The site forms part of the curtilage of Primrose House, a Grade II Listed property, and occupies a raised area of land to the north of the main house. The approved dwelling has been designed as a contemporary, low-lying single-storey home, positioned discreetly within the site and benefiting from an attractive mature setting.

The approved development provides the opportunity for prospective purchasers to develop a substantial bespoke family home within a highly desirable Ribble Valley location.

Boundaries

The boundaries of the land are shown edged red on the sale plan on the reverse of the sale brochure for identification purposes only.

Rights of Way/Easement/Wayleave

The property is sold with the benefit of and subject to all existing rights of way, covenants, easements and wayleaves and the like.



Tenure

The land is sold Freehold with vacant possession.

Access

The land offered for sale is to be accessed from Primrose road via the Old Cotton Mill access.

Method of Sale

The land is offered for sale by private treaty.

Guide Price

Offers in the region of £300,000.

Viewings and Enquiries

Viewings are strictly by appointment only arranged through P Wilson & Company. All enquiries should be addressed to Matthew Hughes or Andrew Coney at P Wilson & Company.

matthew.hughes@pwcsurveyors.co.uk

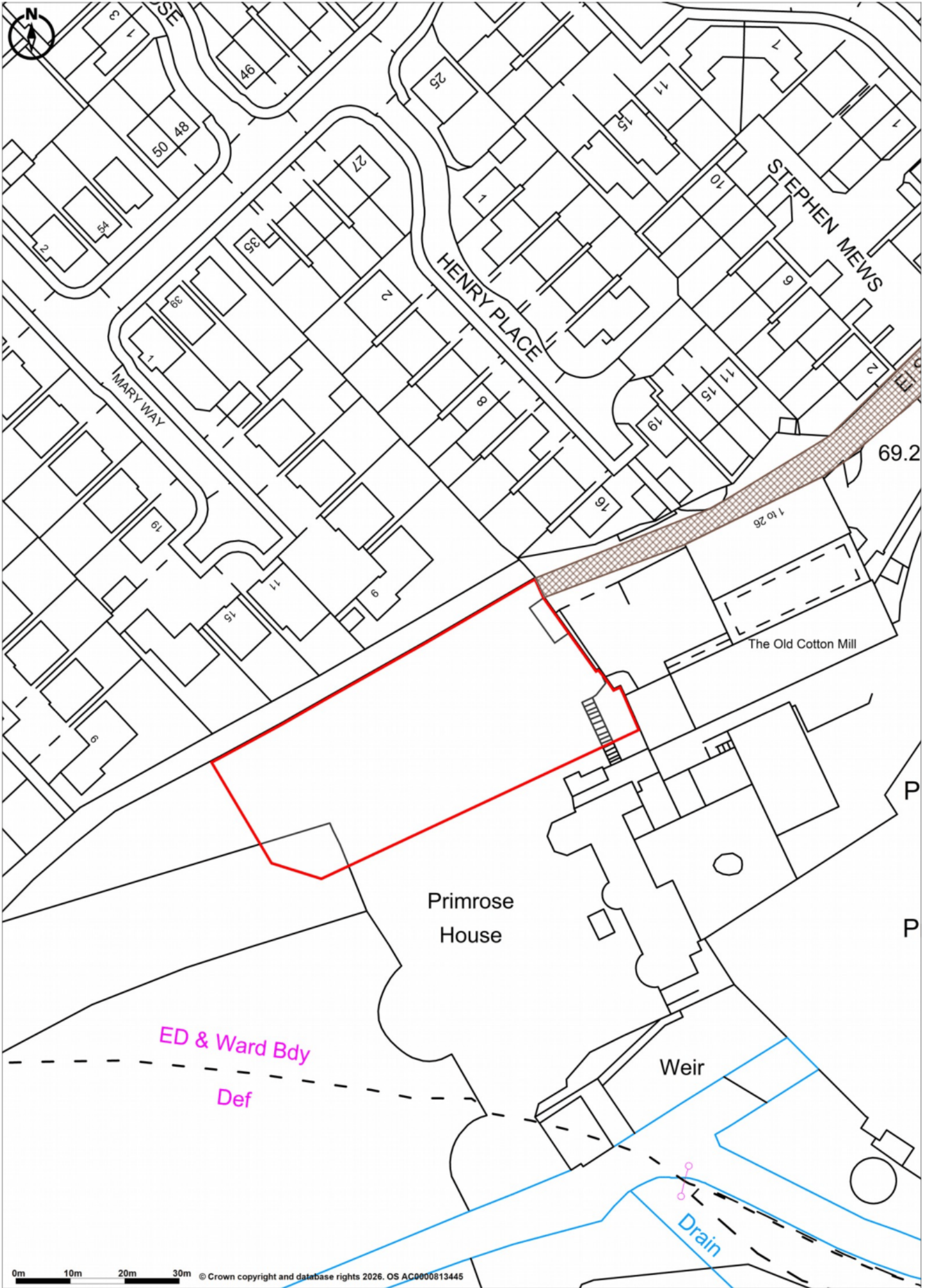
andrew.coney@pwcsurveyors.co.uk

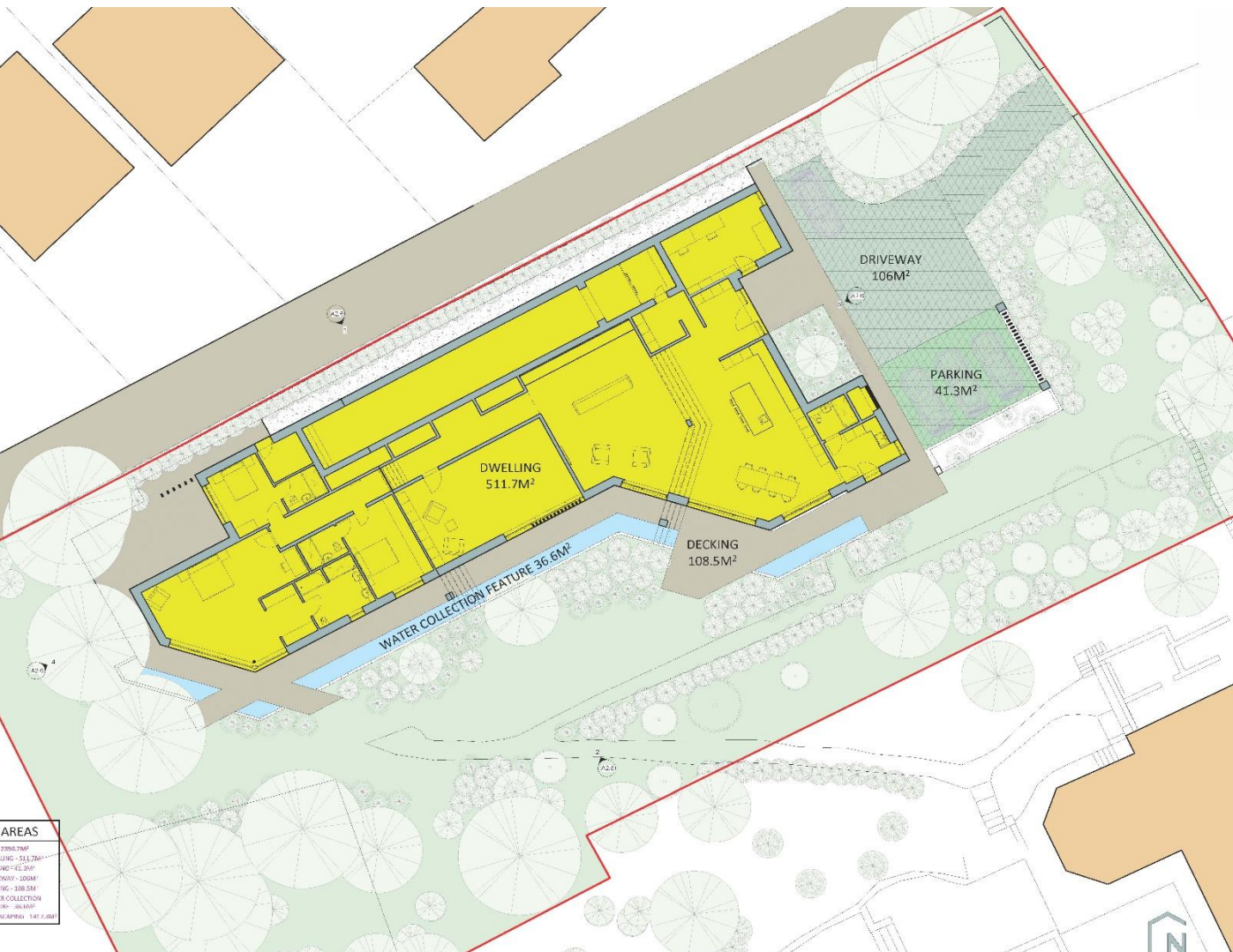
Tel: 01772 882277

Health and Safety

Prospective purchasers are respectively reminded that they should take all reasonable precautions and observe necessary health and safety procedures in doing so. The vendors for themselves and P Wilson & Company as their agents accept no liability for any health and safety issue arising out of the viewing of the property.







AREAS

DRIVING	511.7M²
WATER COLLECTION	36.6M²
DECKING	108.5M²
DRIVEWAY	106M²
PARKING	41.3M²

DATE	
REVISION	
NO.	
BY	
DATE	

misrepresentations act 1967

consumer protection from unfair trading regulations 2008

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P Wilson & Company LLP for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

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- [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 P Wilson & Company LLP has any authority to make or give any representations or warranty whatsoever in relation to this property.
- [d] These particulars are produced in good faith and 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.

Plans

All plans are produced using Promap Mapping Software under licence no. 100020449. All plans are for identification purposes only and not to scale.