

# BUILDING PLOTS TWIN BROOK FARM UPBROOKS CLITHEROE BB7 1PL

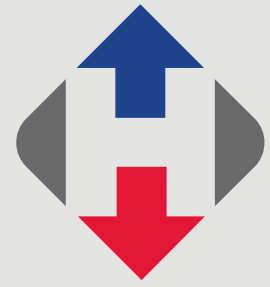


## Offers around £249,000



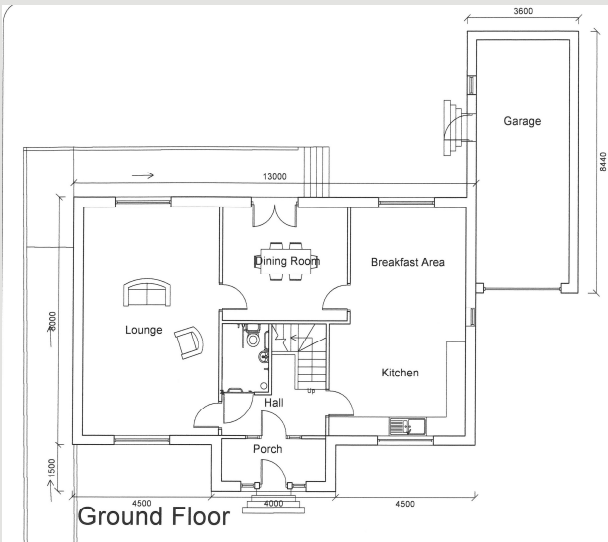
- Fantastic development opportunity
- Two 4-bedroom detached houses
- Project started and application is live
- Both houses have a drive and garage
- Attractive location close to the brook
- Exciting manageable small scheme
- House 1 approx. 2,100 Sq Ft (195m<sup>2</sup>)
- House 2 approx. 1,880 Sq ft (175m<sup>2</sup>)

A fantastic opportunity to acquire this building plot which has planning permission granted for two detached family houses both with driveways, garages and gardens. House 1 is the larger of the two with a large lounge, separate dining room and open-plan dining kitchen. Upstairs there are 4 bedrooms with the master having a dressing room and en-suite. House 2 has a front to back lounge, a large living dining kitchen plus 4 bedrooms and 2 bathrooms.

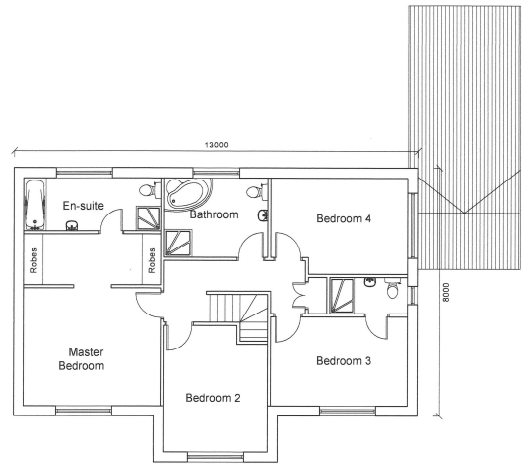


The project has already been started, the existed building has been demolished and the site is now clear and ready. The planning permission was granted in March 2021 and all the plans can be viewed on the Ribble Valley Borough Council planning website using the planning reference 3/2019/1103

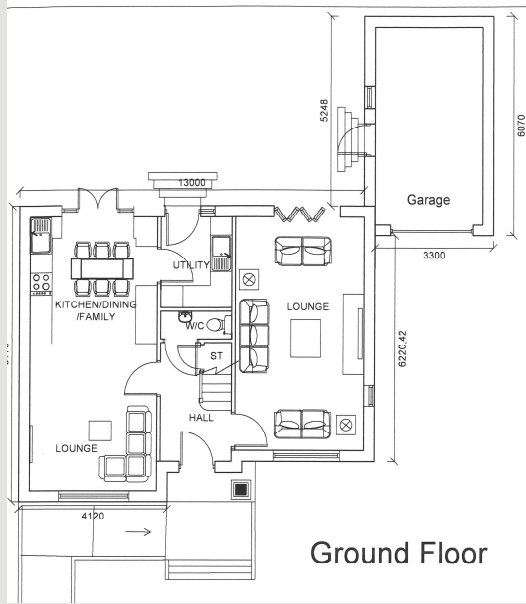




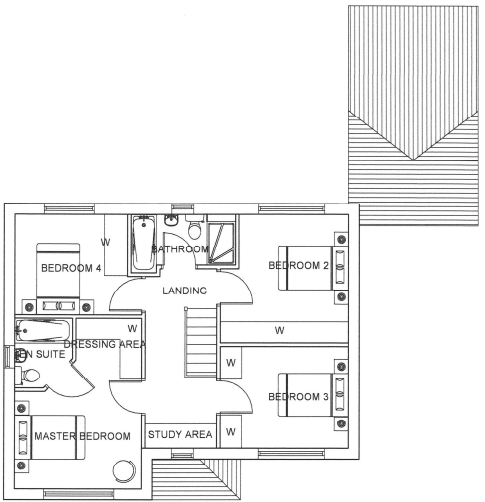
Ground Floor



First Floor



Ground Floor



First Floor





*Twin Brook Farm Upbrooks.  
BB7 1PL CD/CE/270126*

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