



**Prime residential building plot with previous planning permission
for detached 3 bedroom dwelling**

FOR SALE

**LAND ADJACENT TO
4 MALHAM VIEW CLOSE
BARNOLDSWICK
LANCASHIRE
BB18 5SX**

0.25 Acres (0.1 Hectares)

- Residential building plot extending to approximately 0.25 acres.
- Sought after location in the popular town of Barnoldswick.
- Conveniently located within a short walk from Barnoldswick town centre.
- Elevated position with excellent views of Malham Cove and Ingleborough.

Location

The site is located to the North East of Malham View Close in an elevated position between terrace houses on Queen Street to the South and adjoining Westgate to the North.

Situated in a highly desirable cul-de-sac location, Malham View Close is conveniently located within a short walk from Barnoldswick town centre and its amenities.

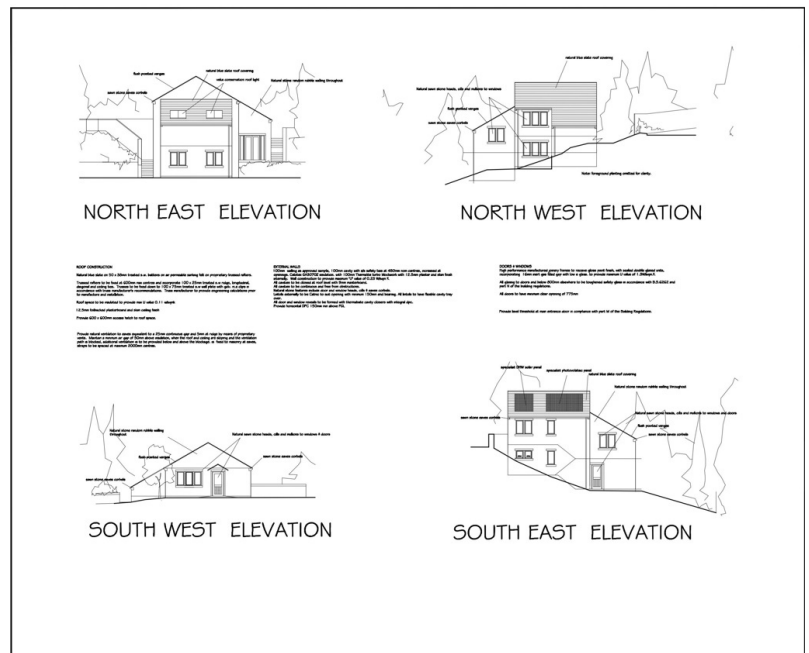
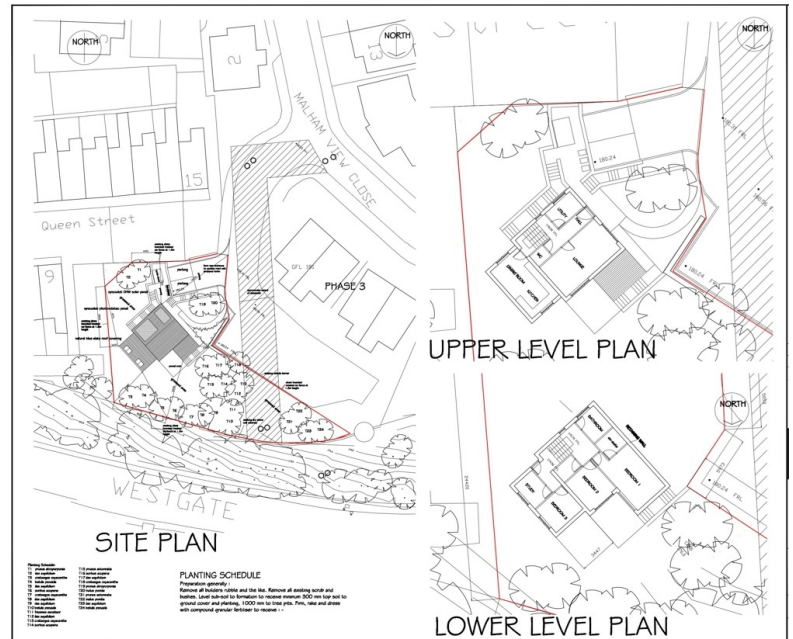
Description

A sloped, residential building plot located on Malham View Close, with previous planning consent for a detached 3 bedroom house with a garden and off road parking.

The proposed development is to comprise a two storey, L-shaped dwelling with two storeys to the rear facing Westgate and a single storey section fronting Malham View Close. The upper level comprising a lounge, dining room / kitchen, utility room and WC and the lower level comprising 3 bedrooms, including an en-suite, a bathroom and study.

Site Investigation

Access can be made available for parties requiring further site investigation subject to prior confirmation and appointment. We will require indemnification in respect of any third party claims arising from an inspection being undertaken.



Planning

Planning consent was granted on the 19th July 2016 for the construction of a detached 3 bedroom house. Full planning documents can be viewed on Pendle Borough Council's planning portal using application number 16/0380/FUL.

It is the prospective Purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

Price

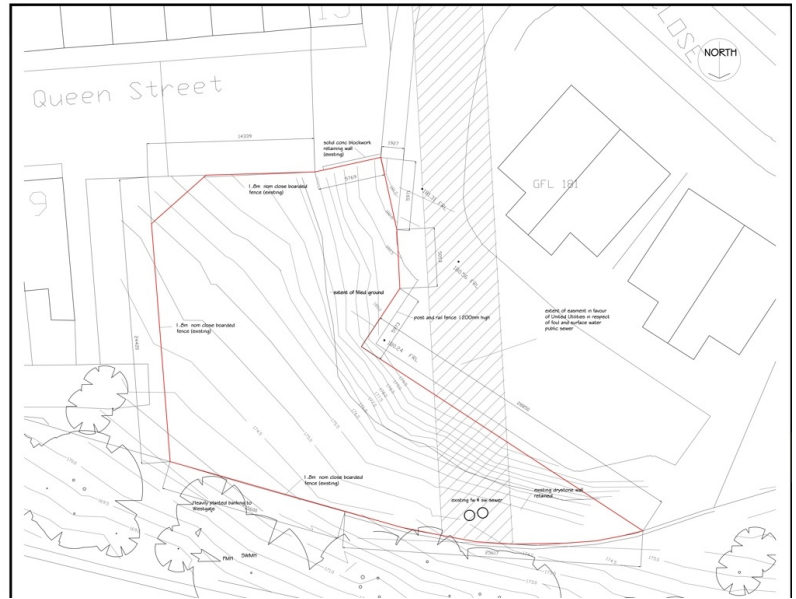
£95,000

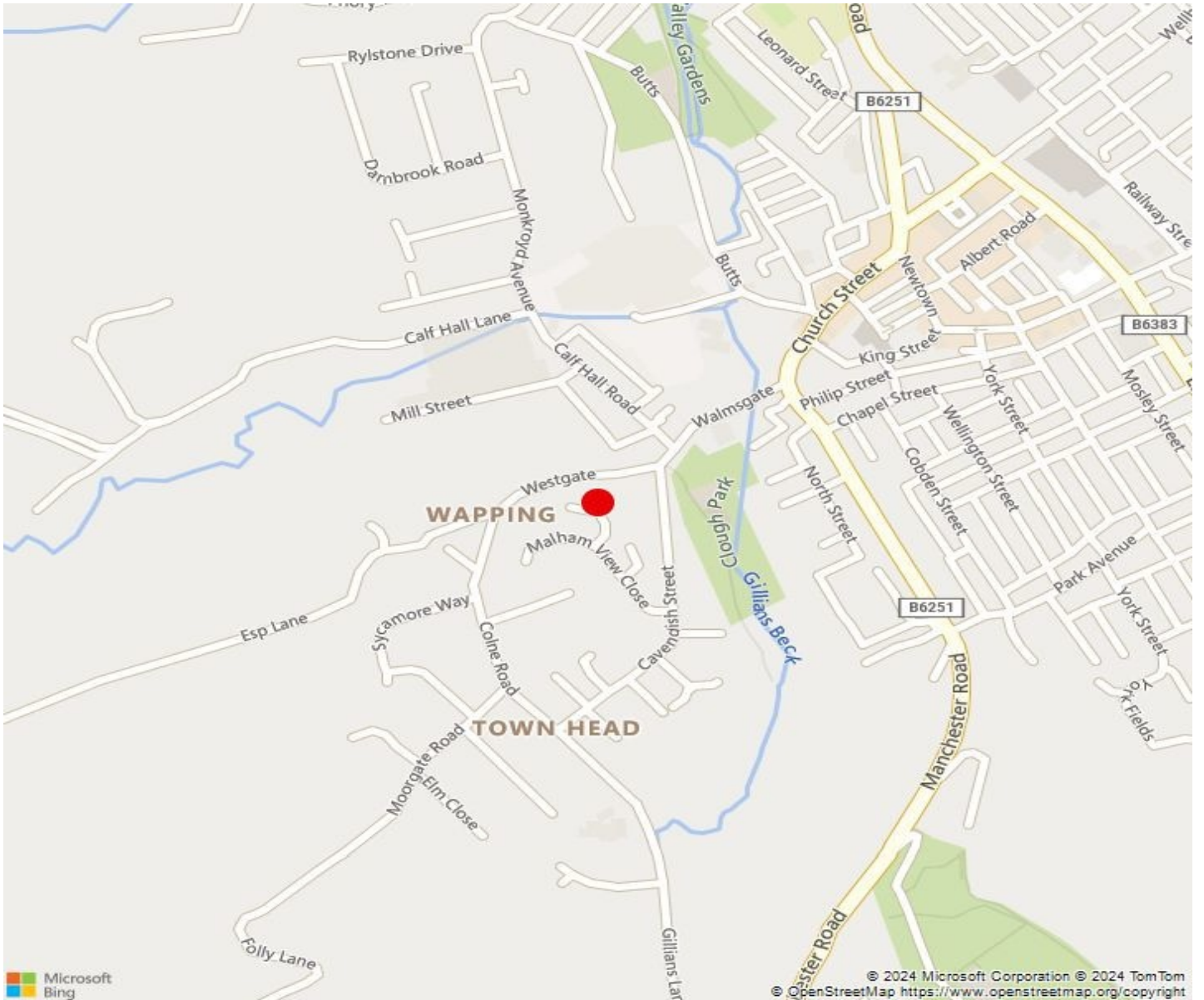
Services

We are advised that all mains services are available in the near vicinity.

Services Responsibility

Interested parties must satisfy themselves as to the location and capacity of the services.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

Each party is to be responsible
for their own legal costs.

VAT

All Prices quoted are exclusive
of, but may be subject to VAT at
the prevailing rate.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

