

PROPERTY PARTICULARS

LAND

TREVOR DAWSON

COMMERCIAL PROPERTY CONSULTANTS
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FOR SALE



LAND ADJACENT TO SOUTHPORT HOUSE HOLLINS SYKE SAWLEY BB7 4LE

- Planning Consent for 11 lodges.
- Picturesque village location in the Ribble Valley close to A59 Clitheroe by-pass.
- Walking distance to Spread Eagle Inn and Sawley Abbey.
- 0.83 hectares (2 acres).

LOCATION

Situated within the village of Sawley which is approximately 3 miles North of Clitheroe.

Sawley is a small village within the picturesque Ribble Valley and provides access to the Trough of Bowland and within striking distance of the North Yorkshire Moors. Gisburn Forest and its popular mountain bike trail are also with close proximity

Sawley Village includes the well established Spread Eagle Inn and Hotel, village hall and at the heart of the village are the ruins of the 11th century Sawley Abbey.

The land is accessed via Sawley Road which is the main road into the village from the A59.

DESCRIPTION

Predominantly regular shaped level plot of land accessed from Sawley Road. The lodges all have access onto Hollins Syke.

Total site area approximately 0.83 hectares (2 acres).

The site is shown edged red on the attached plan.

SERVICES

All mains services are available we are informed.

It is the purchaser's responsibility to verify that all services are suitable for their requirements.



TENURE

Freehold we are informed.

A Report on Title is available upon request.

PLANNING

Planning approval was obtained in February 2013 for a proposed static caravan/lodge park (reference 3/2012/0797) the application was approved on the 15th February 2013.

Subsequently a Certificate of Lawfulness for existing development to establish commencement of the Planning Permission was obtained. Application 3/2025/0444. The Certificate of Lawfulness was granted on the 16th June 2025.

PRICE

Upon application.

VAT

VAT is not applicable we are informed.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

THE SITE CAN BE INSPECTED AT ANY TIME HOWEVER NO SURVEYS OF THE LAND OR INTRUSIVE INSPECTIONS SHOULD BE UNDERTAKEN WITHOUT PRIOR CONSENT. FURTHER DETAILS CAN BE OBTAINED FROM THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

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