



Residential Development Opportunity

FOR SALE

**DOTCLIFFE ROAD
KELBROOK
BARNOLDSWICK
LANCASHIRE
BB18 6TN**

0.25 Acres (0.1 Hectares)

- Popular semi-rural village location.
- Planning consent for 3 four bedroomed detached houses.
- Pleasant aspect and surroundings.

Location

Formerly referred to as Dotcliffe Yard the land is situated at the head of Dotcliffe Road, in a residential location being surrounded by cottages and some new build town houses.

Kelbrook is a popular residential location with a village hall, good schools close by and a bus route within walking distance.

Description

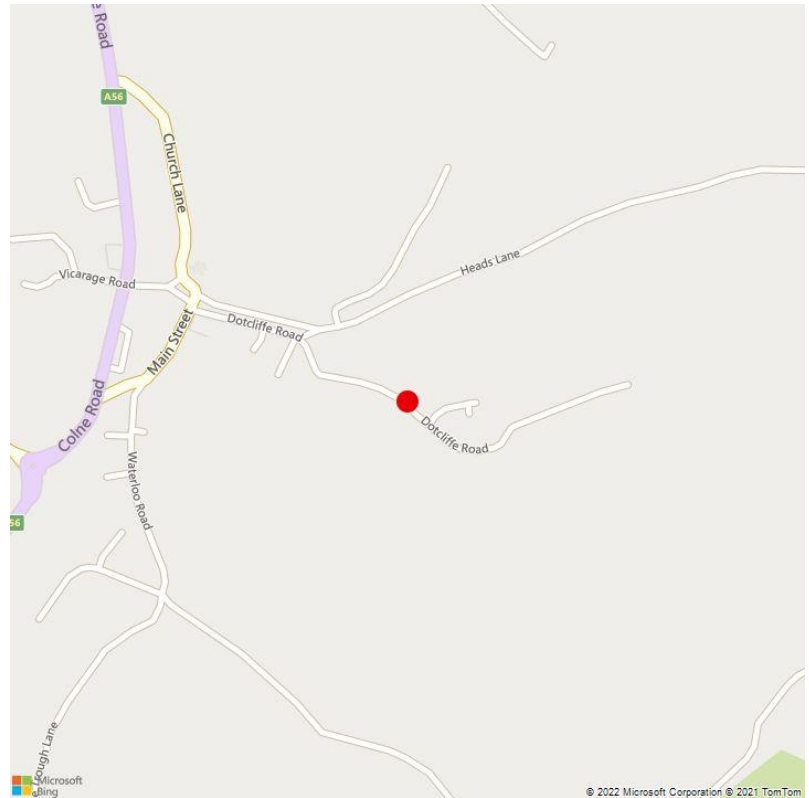
This is a generally level site that is accessed off Dotcliffe Road. It is finished in the majority in hard-core and has been used for the storage of caravans for many years. The eastern end of the boundary abuts a small brook. To the northern boundary of the site there are a series of former commercial buildings that are in separate ownership.

Site Investigation

Access can be made available for parties requiring further investigation, subject to prior confirmation and appointment. We will require indemnification in respect of any third party claims however arising as a result of an inspection taking place.

Services

We are advised that all mains services are available to Dotcliffe Road.



Planning

The site has the benefit of planning permission for the construction of 3 four bedroomed detached houses which was granted on the 7th March 2016 application reference 13/15/0116P.

The planning permission was renewed application 17/0077/FUL in April 2017.

Price

£300,000 (Three hundred thousand pounds).

Additional Information

Legal Costs

Each Party is to be responsible for their own legal costs incurred.

VAT

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

Viewings

Petty Commercial
Empire Business Centre,
2 Empire Way,
Burnley,
BB12 6HH

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 firms employment has the authority to make or give any representation or warranty in respect of the property.