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**FOR
SALE**



RESIDENTIAL DEVELOPMENT SITE

0.94 hectares (2.32 acres)

Land adj to
23-25 Old Row
Whalley Road
Barrow
Cliheroe
BB7 9AZ

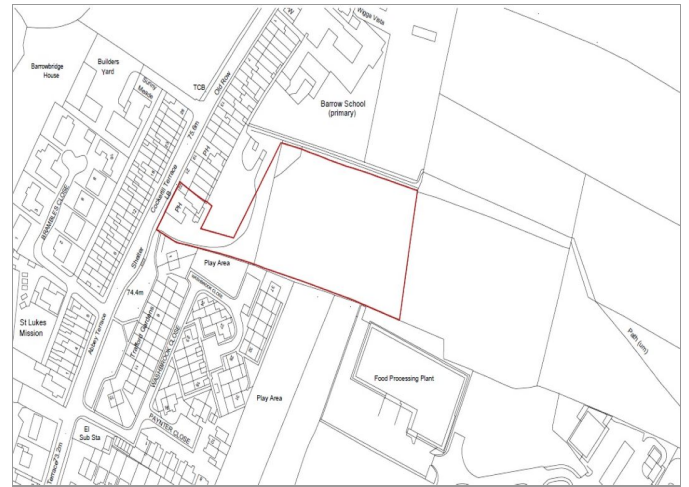
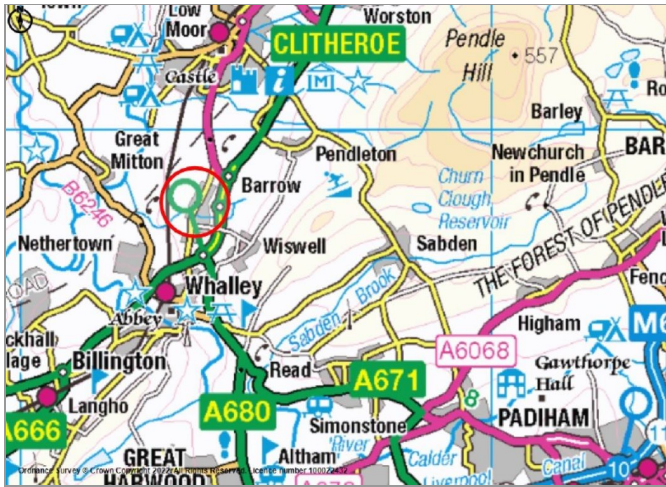
- Site with planning permission for 23 residential units
- In the attractive village of Barrow in the Ribble Valley
- Possible alternative uses (s.t.p.)

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Location

The site is located on the eastern side of Whalley Road in the Village of Barrow, behind a row of terraced properties and a former public house. The village is predominantly residential in nature. Access to the site is via a private road to the side of the former public house and leads to a car park and the field beyond.

Barrow itself is situated between Clitheroe and Whalley and can be accessed from the A59 which, by other "A" roads, links to Junction 7 of the M65 Motorway approximately 5 miles south west of the village.

Description

The shape of the site is largely that of a quadrilateral the length of which runs broadly east to west. The entrance is to Old Row and to the side of the former public house/restaurant and terraced properties which would be demolished in order to facilitate the development of the site.

Site Area

The site extends to approximately 0.94 hectares (2.32 acres) or thereabouts.

Services

We understand that all mains services are available to the site and referred to within the documents on the planning portal. We recommend that interested parties make their own separate enquiries, particularly in relation to capacities.

Tenure

The property is held freehold and will be sold with the benefit of vacant possession.

Planning

The site has the benefit of a reserved matters approval reference **3/2018/1149**. The scheme provided has remained unchanged for some time and confirms the demolition of Nos. 23-25 Old Row and the former La Taverna Restaurant for the development of 23 residential units.

The permission provides for ten 2 & 3-bedroomed properties ranging from 61 sq m to 89 sq m and eleven larger 4-bedroomed properties ranging from 104 sq m to 147 sq m. In total there is a consent for a residential development of approximately 2,296 sq m (24,709 sq ft).

Further Information

Interested parties are requested to formally register their interest with Eckersley, who can provide additional information in addition to that accessible on the planning portal which includes the following:

- Topographical Survey
- Layout drawing in CAD
- Title Information

Timescale For Bids

Bids should be received by Eckersley by 12 noon on Friday 5 August 2022.

Offers on an unconditional basis are preferred but conditional proposals will be considered. Any conditions should be clearly stated including the timescale for reaching a satisfactory position in respect of the same and any provisional cost assumptions that have also formed part of the offer.

Offers

Interested parties are invited to register their interest and a tender document will be provided. There is no guide price.

Photographs and Plans

All photographs and plans incorporated herewith are indicative and provided for identification purposes only and should not therefore be relied upon.

VAT

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

Legal & Professional Fees

The Purchaser is to be responsible for the Vendors reasonable professional costs incurred in this transaction.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

Enquiries

Via the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Andrew Taylorson

Email: at@eckersleyproperty.co.uk