Chartered Surveyors
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RESIDENTIAL DEVELOPMENT LAND

0.271 hectares (0.67 acres)

Plot 8
The Oaks
off Spinney Close
Whalley
Clitheroe
BB7 9FU

- Substantial plot in highly desirable location
- Excellent range of amenities close by including Oakhill school and Leisure
- Highly accessible within walking distance of Whalley railway station
- Benefits from an extant permission for 1 dwelling capable of delivering multiple executive homes (S.T.P)

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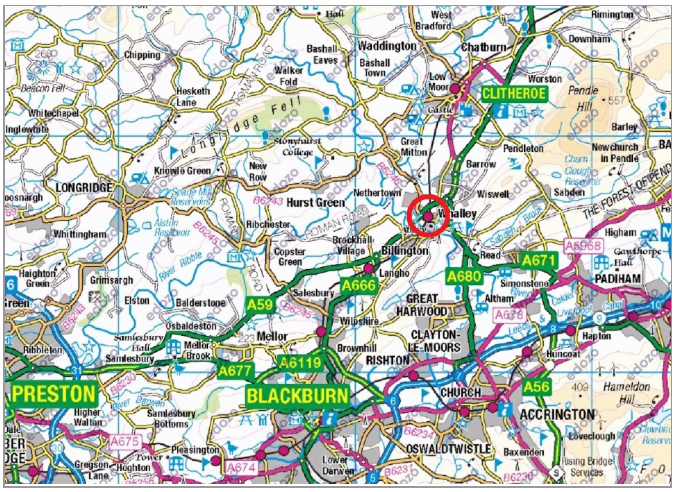

Location

Plot 8 occupies a highly desirable position on the edge of Whalley, directly adjoining the established Oakhill School campus and Oakhill Leisure, which provides a modern gym and extensive indoor and outdoor sports facilities.

Whalley village centre is approximately a 10 minute walk away, where an excellent range of independent cafés, restaurants, pubs, boutique retailers and everyday convenience shopping combine to create one of the Ribble Valley's most sought-after village environments. The village also benefits from a railway station with services on the Clitheroe–Manchester line, making it an attractive location for commuters.

The A59 is easily accessible, providing convenient connections to Clitheroe, Preston, Blackburn and Junction 31 of the M6, while the M65 is also within easy reach, ensuring excellent connectivity across Lancashire and the wider North West.

Description

The site is triangular and extends to approximately 0.271 hectares (0.67 acres) being level in nature with timber board fenced boundaries to modern executive housing. Access is provide from a private roadway which will be adopted in due course.

Services

All mains services are available to the site with location and capacity information provided within the technical pack.

Interested parties are advised to make their own separate enquiries to satisfy themselves in regards to their suitability for the proposed development.

Tenure

Freehold with the benefit of vacant possession.

Planning

The site lies adjacent to the newly completed exclusive gated development 'The Oaks' comprising 7 detached dwellings. The now extant detailed planning permission (reference 3/2018/1124) is for 8 detached dwellings with the subject being the final plot which remains undeveloped.

Further information is available via the technical pack, however, interested parties are invited to make any planning related enquiries to the local planning authority, Ribble Valley Borough Council (www.ribblevalley.gov.uk).

Access

The access road is not yet adopted. Rights of access have been granted, subject to conditions which currently limit the number of dwellings that may be built. These conditions are time-limited and, depending on the timing of development, may be varied by agreement with the beneficiary, with whom discussions have already taken place.

Technical Information

In the first instance interested parties are requested to formally register their interest with Eckersley, who will thereafter provide an electronic link to download the technical information available. The information includes, but is not limited to, the following:-

1. Decision notice
2. Transport statement
3. Topographical survey
4. Tree impact assessment
5. FRA
6. Ecological Appraisal
7. Utilities location and capacities
8. Drainage/Surface water information

Method of Sale / Proposals

Offers are invited subject to the nature of scheme proposed and any conditions attached to that offer.

It is envisaged that any sale would be subject to a conditional contract seeking to develop between 1 and 5 detached Executive dwellings with proposals in keeping with the vernacular of the immediate area and existing development including several pre agreed purchaser obligations principally around boundary treatments.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

VAT

We understand that the purchase price will be subject to VAT.

Money Laundering

Please note that, once an offer is accepted, we are required to undertake customary due diligence on all prospective Purchasers and Tenants (subject to rental amount). This includes obtaining proof of identity and proof of address.

An anti money laundering check will then be carried out via SmartSearch in order to comply with HMRC anti money laundering requirements.

Enquiries

Via the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: mac@eckersleyproperty.co.uk

Eckersley for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Eckersley has any authority to make or give any representation or warranty whatever in relation to this property.

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