FOR SALE

EXCITING RESIDENTIAL DEVELOPMENT OPPORTUNITY, FIVE DWELLINGS IN OPEN COUNTRYSIDE WITH SUPERB VIEWS

Lamb & Swift **Commercial Property**

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2 DEVELOPMENT PLOTS & 3 BARN CONVERSIONS HIGHER HILL FARM **TOCKHOLES ROAD TOCKHOLES BLACKBURN BB3 ONU**

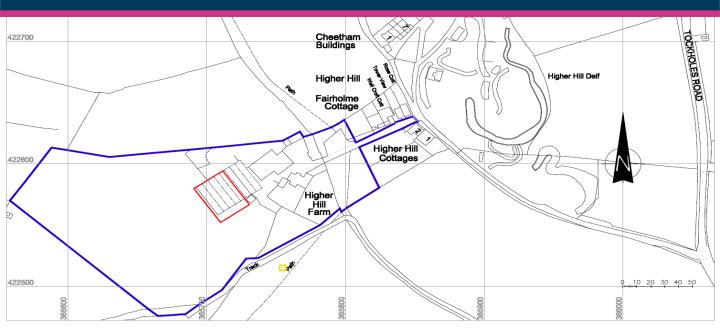
Two stone barns with planning approval to convert to 3 dwellings under Application Reference No: 10/18/0906 Grade II Listed and a further 2 new build dwellings to be constructed under Application Reference No: 10/21/0197

Offers in the region of £895,000

- Five new build/conversions to develop
- **Generous plots**
- **Extensive views in rural idyllic** location

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LOCATION

The site is located in the village of Tockholes, which lies to the west of Darwen and south west of Blackburn, Lancashire.

The village has a population of circa 600 people with 2 village pubs and a local primary school.

The Roddlesworth Reservoir and Abbey Village are also close by.

DESCRIPTION

An overall 6.130 site acreage, including 2 barns with planning and an approved planning approval for a further 2 new build dwellings, subject to convert to 3 dwellings. The main farmhouse dwelling of Higher Hill Farm is excluded from this sale.

The site is accessed off Tockholes Road via a private road unadopted.

The northern barn has consent to convert to a 4 bed detached dwelling and the adjacent one has existing consent, under Application Reference No: 10/18/0906, for 2 dwellings, one 3 bedroom and one 4 bedroom.

All plans can be found under the Blackburn with Darwen planning application website.

Approval has been given for the partial demolition of the rear storage sheds and erection of a detached building converted to 2 x 4 bedroom dwellings, under Application Reference No: 10/21/0197.

ACCOMMODATION

The overall site acreage is 6.130 acres—see attached Land Registry plan.

SALE PRICE

Offers in region of £895,000 for 3 barn conversions and 2 new build plots.

TENURE

Held Freehold under Title Number: LA935445.

SERVICES

The mains services connected to the property include water, electric and drainage (pumping station) are available. There is no gas supply.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI-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.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Nick Swift Email: nswift@lambandswift.com

Lamb & Swift Commercial 179 Chorley New Road Bolton BL1 4QZ



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