



- **Four bedroom detached farmhouse with land. Residential development opportunity.**

Description A residential development opportunity subject to renewal of the expired planning permission. The property comprises a four bedroomed detached farmhouse in need of some modernisation together with adjacent land site approximately 0.13ha (0.32 acres). The land site has previously benefitted from planning permission for the erection of one dwelling following the demolition of the existing farm building. The planning permission includes development of the adjacent abattoir which also has planning permission for one dwelling, but the abattoir is not included in this sale.

Situated The premises are located close to Whalley and the village of Wiswell within the Ribble Valley, an area of outstanding natural beauty within easy distance of Preston, Manchester and Liverpool.

Ground Floor Hall, three Reception Rooms, Kitchen, Utility Room.

First Floor Master Bedroom with Ensuite Shower Room/WC, three Bedrooms, Bathroom/WC.

Planning Outline planning permission was granted on appeal on 8th March 2013 by Ribble Valley Borough Council. Appeal ref: APP/T2350/A/12/218816 in reference to; Planning application: 3/2012/0477 dated 9th May 2012, for the erection of two residential

dwellings following the demolition of the existing abattoir which is adjacent to the subject land. For the indicative purposes the site being sold is edged yellow on the plan however prospective purchasers must refer to the legal pack to confirm the exact extent of the correct boundaries.



Not to scale. For identification purposes only