

£250,000 Freehold



New Laithe Barn, Halifax Road,  
Briercliffe, Burnley, Lancashire BB10  
3QY



## PROPERTY DESCRIPTION

We are delighted to offer for sale a rare opportunity to purchase this potential development barn, located a short drive from rural Lane Bottom. The property is an unused barn that boasts a large footprint and comes for sale with the surrounding fields. The fields total approximately 17 acres and offer any incoming owner the potential to make a once in a life time home - pending the relevant planning. The property currently has no planning in place and it would be any willing purchasers responsibility to make the relevant enquiries post completion. Council Tax - No designation. Early viewing is considered a must!

## FEATURES

- Approx. 17 acres of land
- Detached 'barn' with large footprint
- Development Opportunity
- No planning permission currently in place
- Council Tax - No Designation
- EPC - N/A
- Early viewing is considered a must!







## ROOM DESCRIPTIONS

### Further Information

#### Further Information

The property is on a freehold title.

Mobile coverage is offered by a number of providers, and neighbouring properties only have access to standard speed broadband.

The property holds no council tax designation at present.

The building is not currently a habitable structure and so is exempt from EPC regulations.

The yearly risk of flooding is assessed as low, with the long term risk assessed as the same.

## FLOORPLAN

