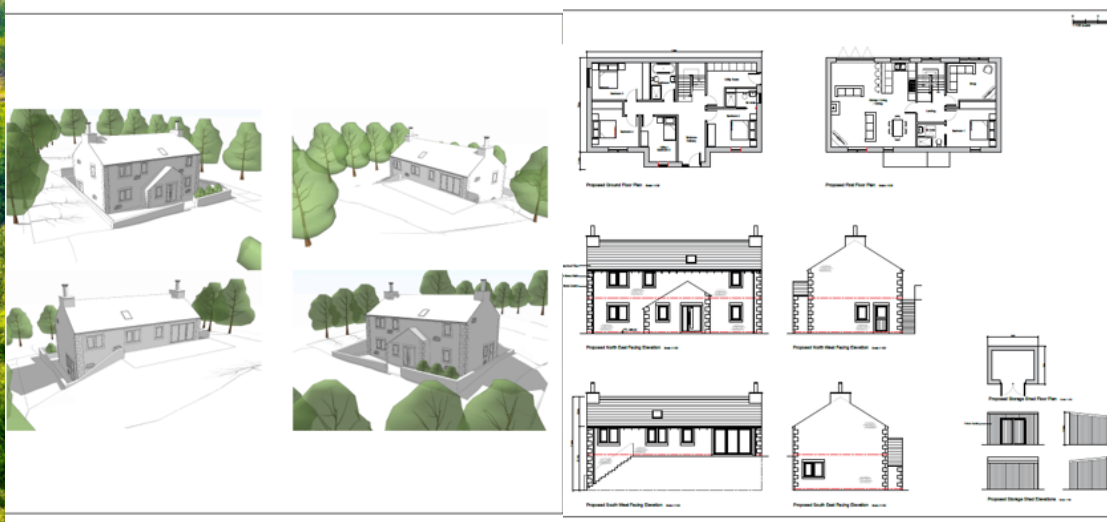


£325,000 Freehold



Ridings Cottage, Bacup Road, Cliviger,
Burnley, Lancashire BB11 3QZ



PROPERTY DESCRIPTION

Set back from the rural Bacup Road, and in an elevated position, Ridings Cottage is currently a three bedroom stone built cottage with associated outbuildings, all set within approximately three quarters of an acre. Full planning consent has been granted by Burnley Borough Council (Application no FUL/2024/0434) for the 'demolition of the existing dwelling and associated outbuildings and the replacement with a new dwelling'. This new dwelling has been designed with a unique layout to take advantage of the views across the open countryside and offer spacious living accommodation over two floors. The ground floor consists of 3 double bedrooms, one with en-suite, a family bathroom, utility room and a single bedroom which would also be suited to a home office. The stairs lead to the first floor which boasts a large openplan kitchen, living and dining space, creating a room to bring the whole family together. A snug also provides for a quieter, cosy space. The master bedroom, with en-suite is also located on this floor.

This property offers the scope for the prospective purchaser to incorporate character into the property, whilst personalising it to their own taste (subject to the relevant planning requirements).

Location: This plot provides an exciting opportunity to build your own home in a rural yet accessible location close to the town of Burnley and its many amenities including supermarkets, shops, primary and secondary schools, restaurants and places of worship, making this property suitable for both families and the commuters.

Services: The property benefits from mains electricity and drainage is via a septic tank which we understand is not compliant with the general binding rules. The purchaser will be required to install their own borehole on the property for their own consumption. Please note that these services have not been tested by Ingham & Yorke LLP. It is the responsibility of the purchaser to satisfy themselves of the presence and working condition.

Restrictive Covenant: The property is sold subject to a restrictive covenant requiring that the property should be used for a single residential dwelling house only. The restrictive covenant will apply to successors in title.



ROOM DESCRIPTIONS

