

FOR SALE



Parcel of land in village location extending to approximately 0.9 acres

Land Positioned Off Park Road , Cliviger , BB10 4UD

-  Parcel of land in highly desirable village location
-  Potential development plot extending to approximately 0.9 acres
-  Extremely rare freehold parcel of land in popular village location
-  Panoramic countryside views
-  Gated access ideal for storage or pastureland
-  Unconditional cash offers only
-  Positioned close to Townley Park

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The land is positioned off Park Road in a highly popular residential location in the village of Cliviger.

The site has gated access from Barcroft Green and is approximately 2 miles from Burnley town centre.

Cliviger is a civil parish to the South East side of Burnley and North West of Todmorden with a population of around 2,200 residents.

Description

A sloping site extending to approximately 0.9 acres with gated access on to Park Road.

In recent years the site has just been used for bailing hay.

A recent planning application was submitted to Burnley Council for residential consent, however this application was refused.

The site has panoramic views of Townley Park and having its own access is ideal for various applications.

Accommodation

The site has been measured and extends to approximately 0.9 acres.

Terms

Offers in the region of £75,000

Vat

Whiteacres have been advised that the purchase price is not subject to VAT

Special Note

Title numbers: LAN184808 & LAN184809 are not included in the sale of this site.

Planning

A planning application (PIP/2021/0018) for a self-build residential dwelling was rejected on 18th February 2021.

Further details of the application are available by visiting the following website:

<https://burnley.gov.uk/planning/see-or-comment-on-planning-applications/>

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

Please contact the agents:

Jonathan Wolstencroft
01282 428486

jonathan@whiteacres-property.co.uk

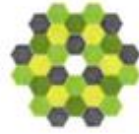
Kelly McDermott
01282 428486

kelly@whiteacres-property.co.uk

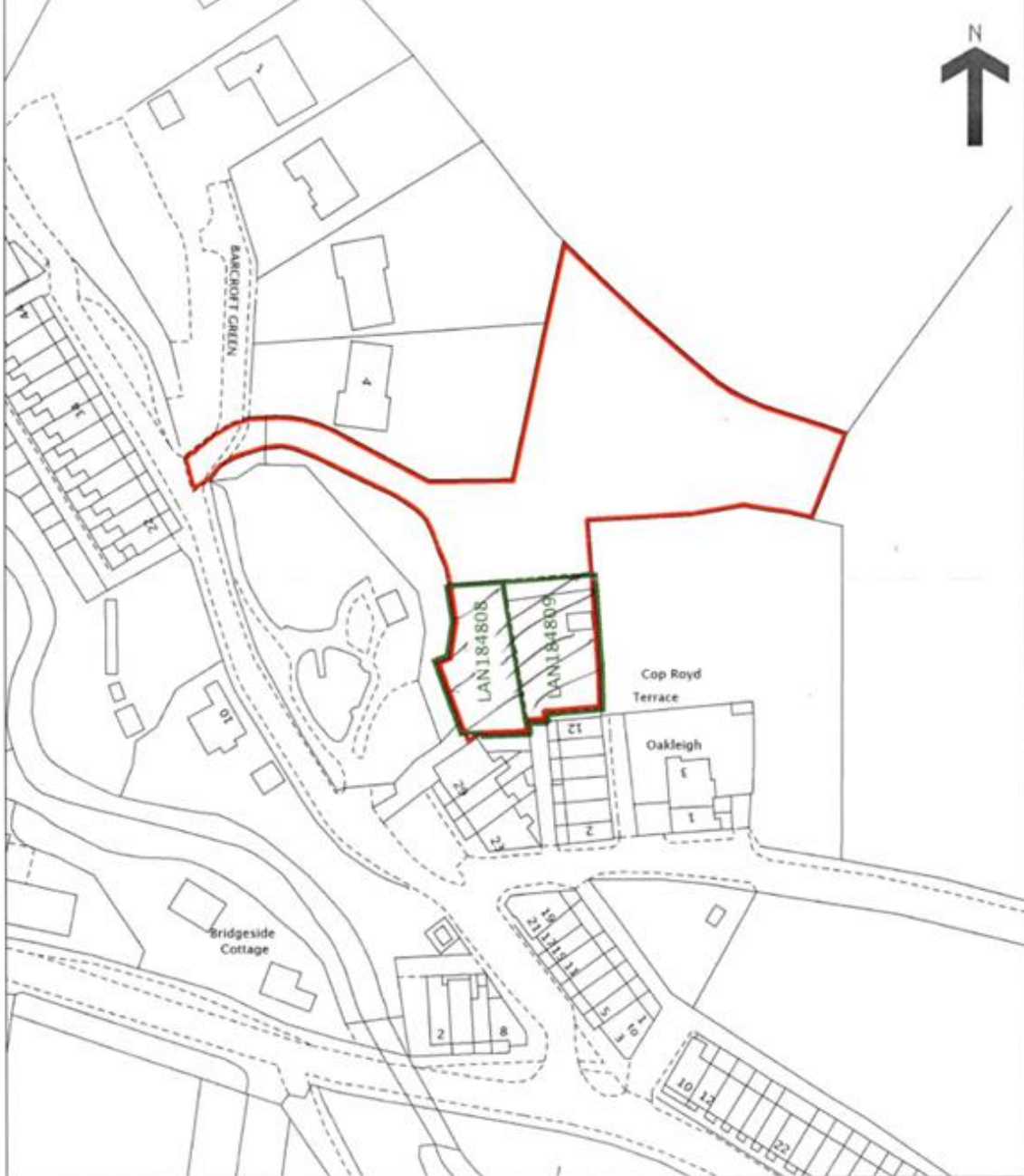
Whiteacres Property
Church House, 10 Church Street, Padiham, BB12 8HG

Land Registry
Official copy of
title plan

Title number **LA482191**
Ordnance Survey map reference **SD8630SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Lancashire : Burnley**



© Crown copyright and database rights 2017 Ordnance Survey 100026316. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



This official copy is incomplete without the preceding notes page.