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EASTERLY BUNGALOW PORTFIELD BAR WHALLEY

Offers around £450,000

- * Planning for luxury detached dwelling
- * Excellent plot with open views
- * 4 large double bedrooms
- * Open plan living kitchen
- * Requires demolition & rebuild
- * Superb semi rural location
- * Spacious living room with views
- * Floor area 3,600 sq ft approx.
- * Suitable for building of alternative luxury dwelling subject to planning permission



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A rare opportunity to acquire a substantial plot with planning permission granted for the demolition of the existing bungalow and new build of a large luxury detached dwelling. Planning has been passed for a four double bedroom executive property with en-suite facilities, dressing room, a large living room with excellent views over the surrounding countryside, formal dining room, study, an excellent open plan living kitchen with bi-folding doors and attached double garage. It may be possible to alter or amend the planning permission for a bespoke luxury dwelling, subject to planning approval.

Full details of the planning permission can be found at www.ribblevalley.gov.uk/planningApplication/search using the application number 3/2016/1068.

The plot is situated in an excellent location, enjoying superb views of the surrounding Ribble Valley countryside but conveniently located for the amenities of the ever popular village of Whalley and the market town of Clitheroe.

LOCATION: From the centre of Whalley village travel along King Street and turn left at the mini roundabout into Accrington Road. Proceed straight up the hill to the traffic lights and turn right, then first left into Portfield Lane (next to Whalley Golf Club). Proceed up the hill, over the brow and as the road goes down the hill turn right at the left hand bend into Old Roman Road. Continue down the hill and just before the bridge turn right into the private road signposted Easterly Farm. Easterly Bungalow is the first property on the left.



OUTSIDE: The property will occupy a generous plot with gated access leading to a tarmac driveway providing ample parking and turning. Large surrounding gardens, mainly laid to lawn, mature trees and shrubs. The front and side boundaries adjoin open fields.

HEATING: Oil central heating.

SERVICES: Mains electric and water. Septic tank drainage.

EPC: The energy rating for this property is F.

VIEWING: By appointment with our office.

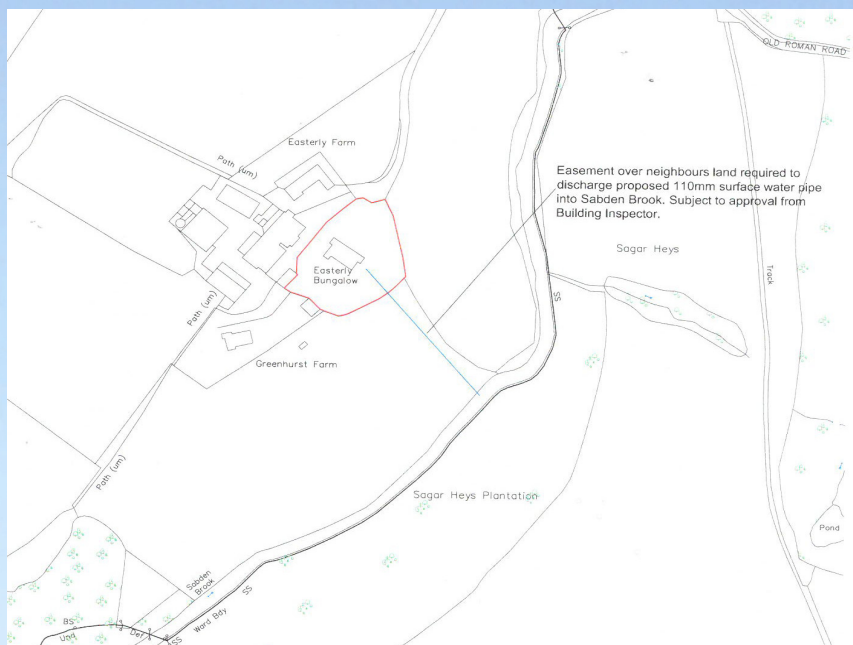
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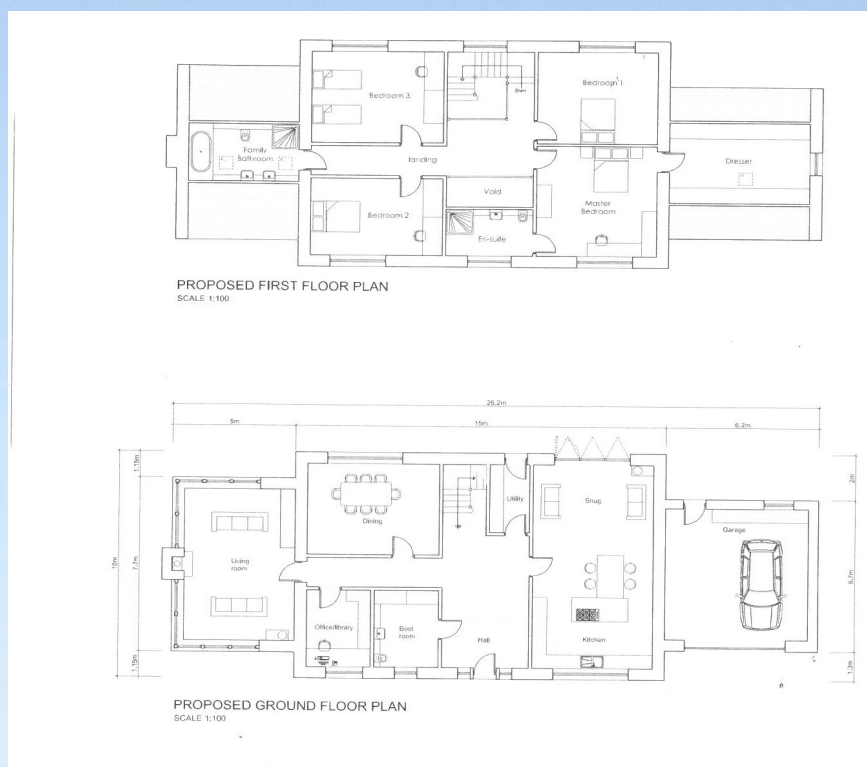
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