

FORMER NURSERY  
YORK STREET  
CLITHEROE  
BB7 2DL



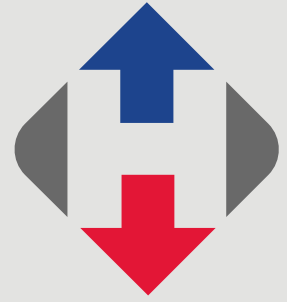
Offers over £695,000



- Ideal development opportunity
- Planning permission for 8 apartments
- Prime central location
- Driveway to the side
- Imposing period stone building
- Accommodation across 4 floors
- Suitable for a variety of uses
- Double garage, front & rear gardens

[honeywell.co.uk](http://honeywell.co.uk)

A large imposing stone built detached property which has previously been used as a children's day nursery and now has the benefits of planning permission to create eight residential apartments. Situated in this fantastic location in the centre of Clitheroe this is an exciting opportunity for a developer to create a stunning residential complex with a variety of dwellings of varied sizes and layouts. The planning permission was granted in February 2024 and all the plans and information can be found on the Ribble Valley planning portal using the application number 3/2023/0827 or using the following link:



<https://webportal.ribblevalley.gov.uk/planningApplication/35840>.

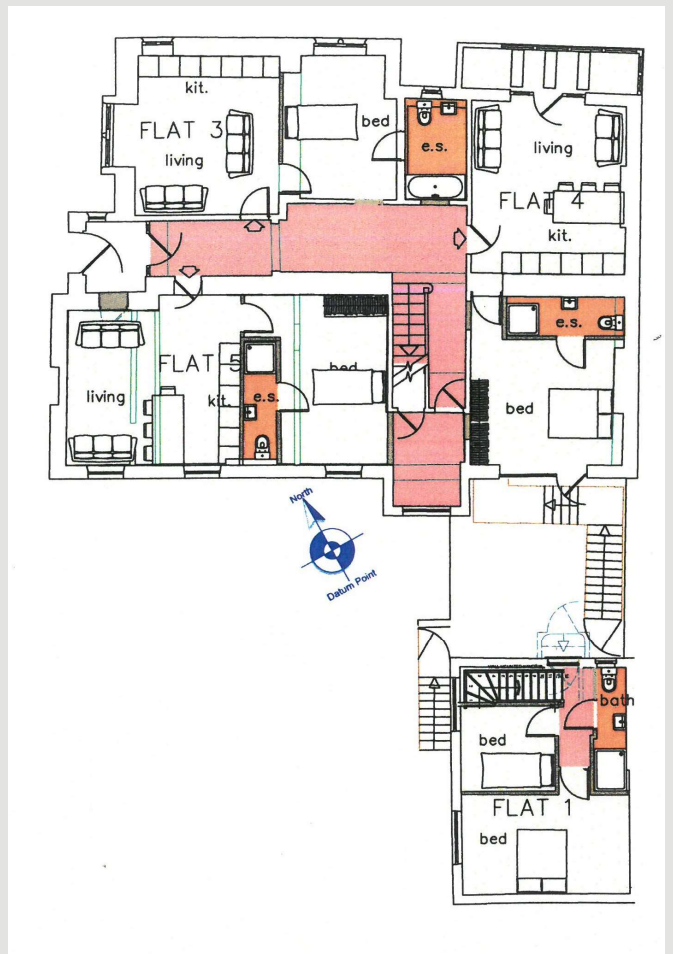
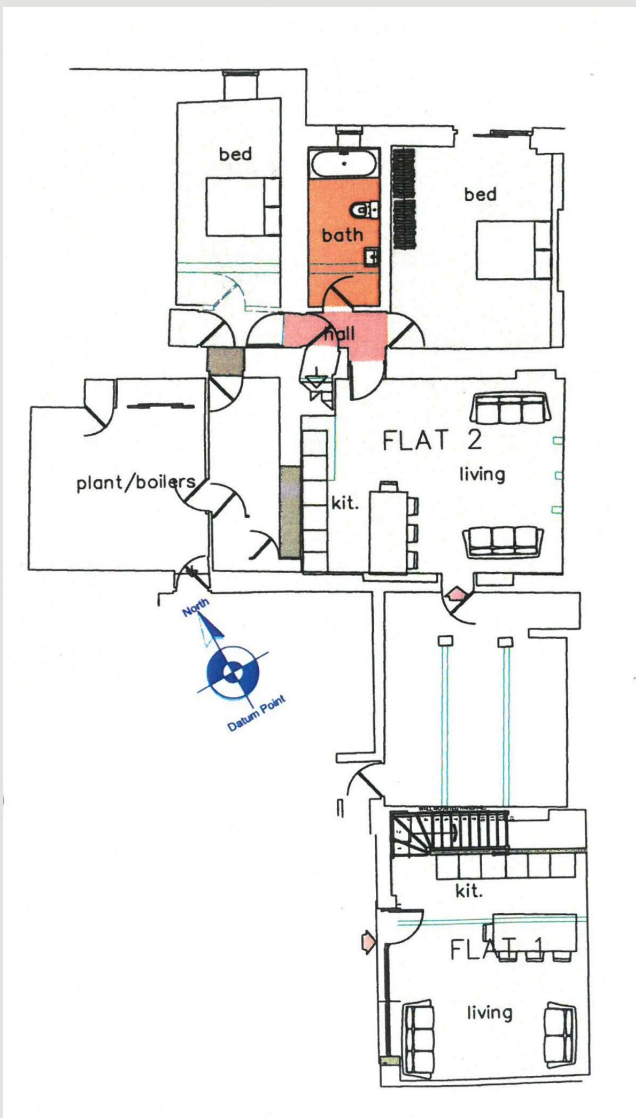
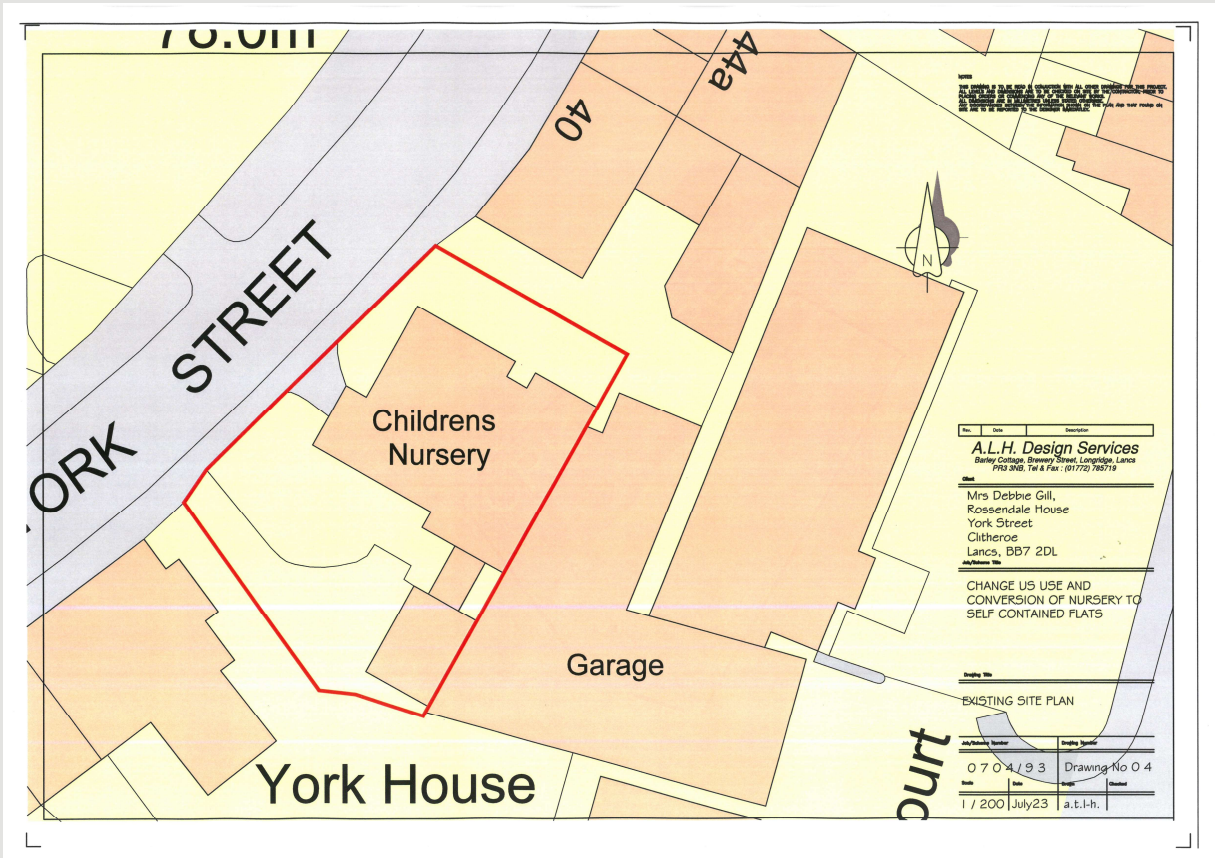
The property was re-roofed in 2016 and has all mains services connected. There is a driveway to the side providing some private parking. Although planning permission has been granted for residential apartments, the building could be used for a variety of purposes subject to the necessary planning permission. In recent years, it has been used as a day nursery, prior to that it has been a care home but could be used for health care, office space or just one really big house!

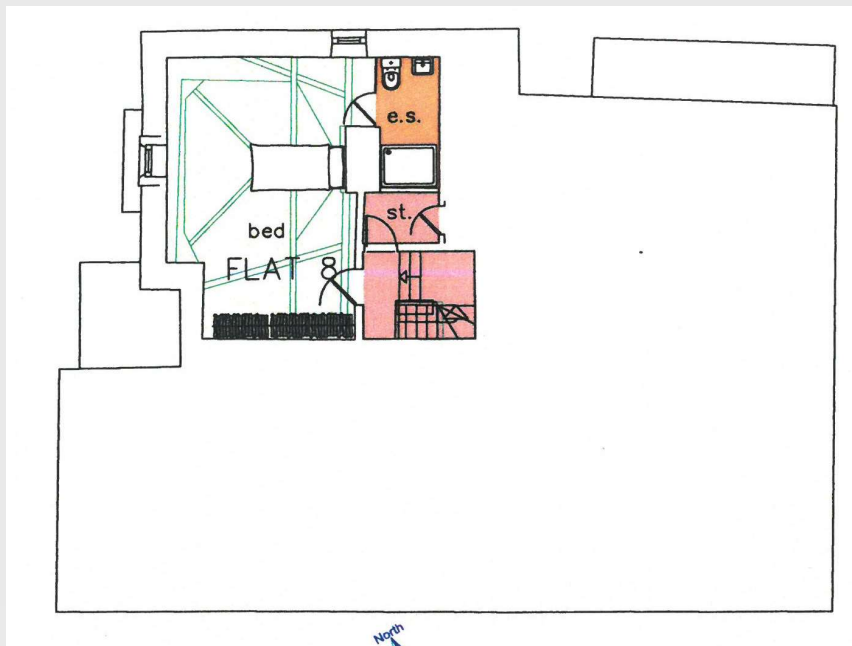
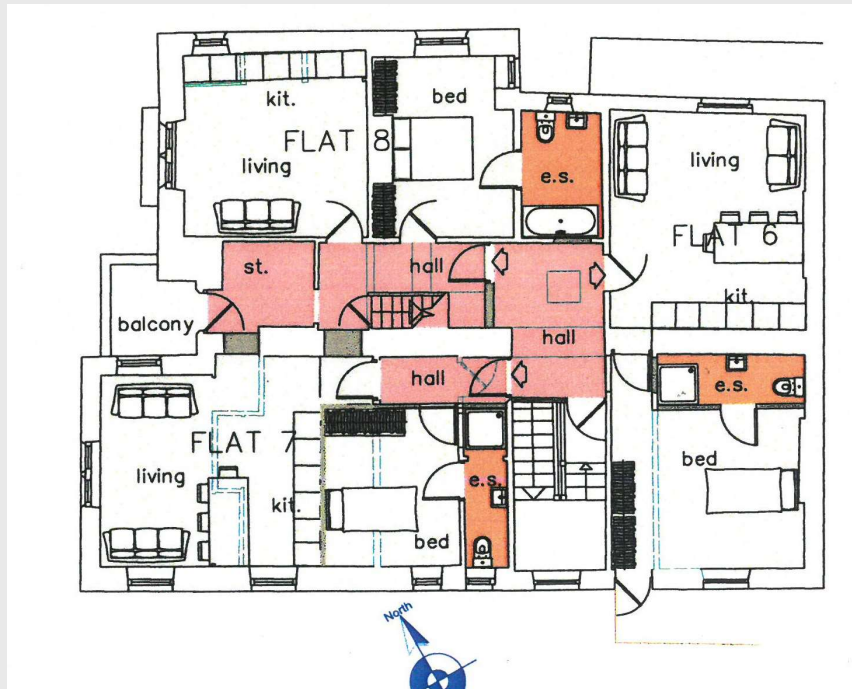
Outside there is a double driveway leading to the double garage, a front garden with hedging and a southwest facing private rear garden which attracts the afternoon and evening sun.

Details and sizes of the apartments applied for:

- Apartment 1 - 2 bedrooms – 62.89m<sup>2</sup>
- Apartment 2 - 2 bedrooms – 81.46m<sup>2</sup>
- Apartment 3 - 1 bedroom – 38.35m<sup>2</sup>
- Apartment 4 - 1 bedroom – 51.82m<sup>2</sup>
- Apartment 5 - 1 bedroom – 43.33m<sup>2</sup>
- Apartment 6 - 1 bedroom – 44.73m<sup>2</sup>
- Apartment 7 - 1 bedroom – 42.43m<sup>2</sup>
- Apartment 8 - 2 bedrooms – 79.24m<sup>2</sup>







Rossendale Nursery, York Street, Clitheroe, BB7 2DL  
 CD/CJ/230224

## Selling your house?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ

T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ

T: 01282 698200 E: barrowford@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

[honeywell.co.uk](http://honeywell.co.uk)

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.