



**Bespoke Development of three dwellings at
Old Sawley Grange, Gisburn Road,
Sawley, Clitheroe BB7 4LH**

Clitheroe 5 miles

Skipton 15 miles

Conveniently situated with direct access from the Skipton Preston A59 trunk road but nicely set back away from traffic noise, this former cattle shed is currently undergoing transformation into three bespoke residences each with four bedrooms and open plan family space. The sites are generous with gardens and exclusive parking for at least three cars. The living accommodation is all ground floor with two end plots extending to 1,432 sq ft (133 m²) and the middle plot extending to 1,531 sq ft (142 m²).

Prices start from £595,000.

Clitheroe Market Town is only five miles away with all needs catered for including supermarkets, shops, cafes, restaurants, parks, walks around Clitheroe Castle and along the banks of the River Ribble, leisure and recreational facilities and excellent education facilities for all ages.

Bathroom and kitchen fittings are to a high standard and details can be inspected at the marketing suite of the developer on site. For further information please contact the selling agents Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH, Tel 01200 441351, Email sawley@rtturner.co.uk

The site is adjacent to open fields with views of Pendle Hill in the distance as shown on the back of this brochure.

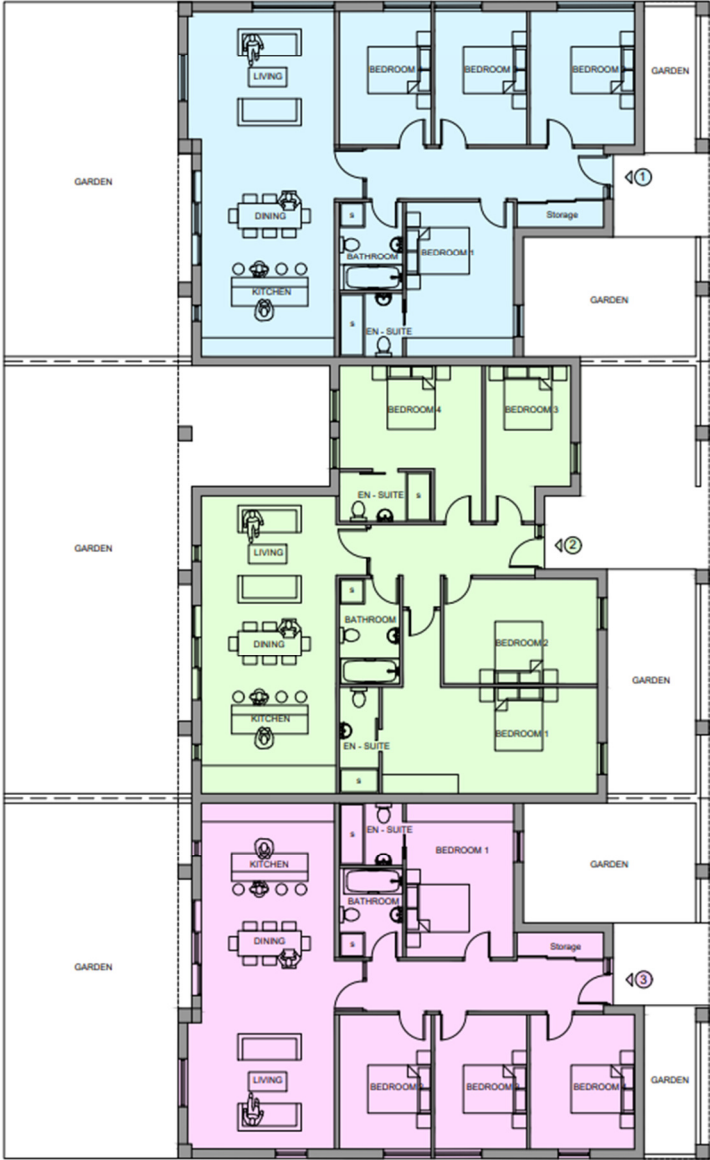
Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

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OLD SAWLEY GRANGE, GISBURN ROAD



GROUND FLOOR PLAN

PLOT 1

Kitchen / Dining / Living -	10.9m x 4.6m
Bedroom 1 -	4.9m x 3.4m
En-Suite -	2.0m x 2.0m
Bedroom 2 -	4.2m x 3.3m
Bedroom 3 -	4.2m x 2.9m
Bedroom 4 -	4.2m x 2.9m

Total - 133m² / 1432ft²

PLOT 2

Kitchen / Dining / Living -	9.4m x 4.3m
Bedroom 1 -	6.8m x 3.3m
En-Suite -	3.3m x 1.3m
Bedroom 2 -	4.8m x 3.3m
Bedroom 3 -	4.9m x 2.7m
Bedroom 4 -	4.5m x 3.3m

Total - 142m² / 1531ft²

PLOT 3

Kitchen / Dining / Living -	10.9m x 4.6m
Bedroom 1 -	4.9m x 3.4m
En-Suite -	2.0m x 2.0m
Bedroom 2 -	4.2m x 3.3m
Bedroom 3 -	4.2m x 2.9m
Bedroom 4 -	4.2m x 2.9m

Total - 133m² / 1432ft²

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Richard Turner & Son

Old Sawley Grange,
Gisburn Road, Sawley, BB7 4LH
Class O - Change of Use

Proposed Floor Plans

MARKETING

Plot No. 900 Price No. 1000

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