



**Valuable Development Site
for two detached dwellings
with access from Bentlea Road
Gisburn, Clitheroe
BB7 4EX**

Planning permission was granted on 12th July 2024 by Ribble Valley Borough Council under application no. 3/2024/0197 for the proposed erection of two detached two storey dwellings, double garages with car ports, access and landscaping on land at Bentlea Road, Gisburn.

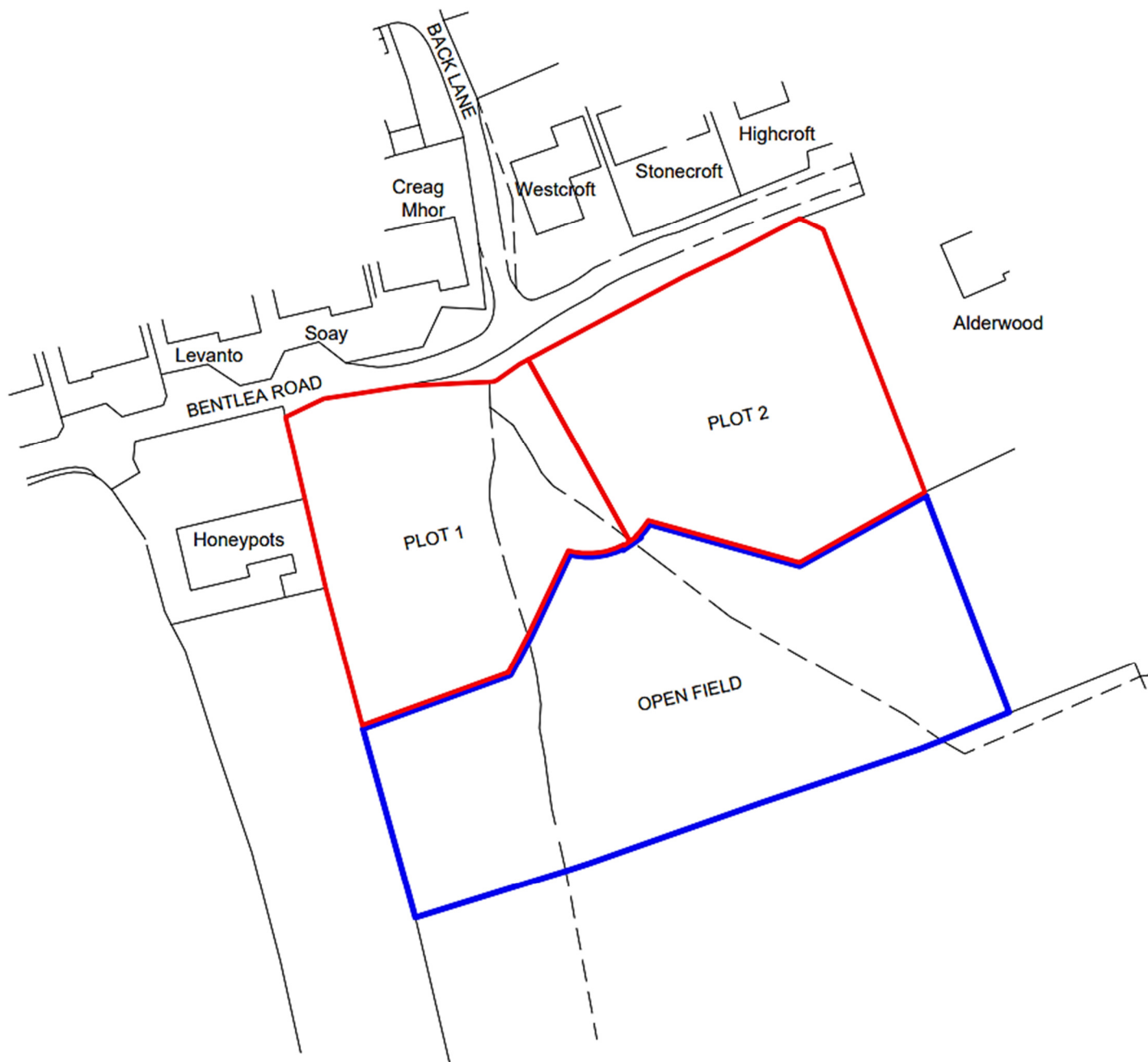
The site is in a semi rural situation on the outskirts of Gisburn Village away from the A59 but with easy access to the same. The survey package can be emailed on request made to the Selling Agents including the planning permission and accompanying architect drawings, drainage impact assessment report, preliminary ecological appraisal report and arboricultural constraints appraisal report.

The site is shown edged with a red boundary on the plan subject to an agricultural tenancy but with the benefit of vacant possession on completion in February 2026. Additional land shown edged blue subject to an agricultural tenancy is available by separate negotiation.

Price £350,000

Selling Agents Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH Tel. 01200 441351 email sawley@rtturner.co.uk

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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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