



**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 steel frame building 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 Plot 1 £625,000, Plot 2 £550,000 and Plot 3 £675,000.

Energy Performance Certificate band C

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.

Plot 1 is available for inspection internally but external works are still in progress. 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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Plot 1 provides a superior quality finish with trifold patio windows to the kitchen dayroom opening onto Indian flagstone paving, Accoya double glazed window frames, internal oak doors to the bedrooms from a central hallway, underfloor heating in five zones with Karndean LVT oak effect herringbone floor to the kitchen and hallway, fitted carpets to the dayroom and bedrooms and tiles to the bathroom and ensuite.

Dayroom 13' 6" x 13' 6" (4.1m x 4.1m) open to the kitchen.

Kitchen 22' 2" x 13' 0" (6.8m x 4.0m) with full range of painted Laura Ashley wall cupboards and Italian white marble work tops with matching wall splashbacks and centre peninsular incorporating AEG eye level oven, microwave, five ring ceramic induction hob, 70/30 tall fridge freezer, wine cooler, gold plated sink and mixer tap and integrated dish washer, clothes washer and drier.

Hallway 24' 10" x 5' 2" (7.6m x 1.6m)

Bedroom 1 16' 7" x 14' 0" (5.0m x 4.3m) fitted carpet and ensuite 7' 6" x 6' 4" (2.3m x 1.9m) with 1200 x 900 full wall and floor tiling, glass panel shower with slatestone base and under mounted shower head, vanity wash basin, siphonic toilet, heated wall mounted towel rail and touch light wall mirror.

Bathroom 12' 0" x 6' 9" (3.7m x 2.1m) with 1200 x 900 full wall and floor tiling, freestanding bath, glass panel shower with white shower tray, gold shower head and fittings, vanity wash basin, siphonic toilet, heated wall mounted towel rail and touch light wall mirror.

Bedroom 2 13' 10" x 13' 2" (4.2m x 4.0m) fitted carpet.

Bedroom 3 13' 6" x 9' 8" (4.1m x 2.9m) fitted carpet.

Bedroom 4 13' 6" x 9' 7" (4.1m x 2.9m) fitted carpet.

Services comprise mains electricity with down lights and sockets in brushed chrome. Borehole water supply. Private foul drainage treatment facility.

Outside Stone flagged patio, gravel pathways, tarmac surface driveway with parking and three steps up to a level lawn with rear stone walled boundary.













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