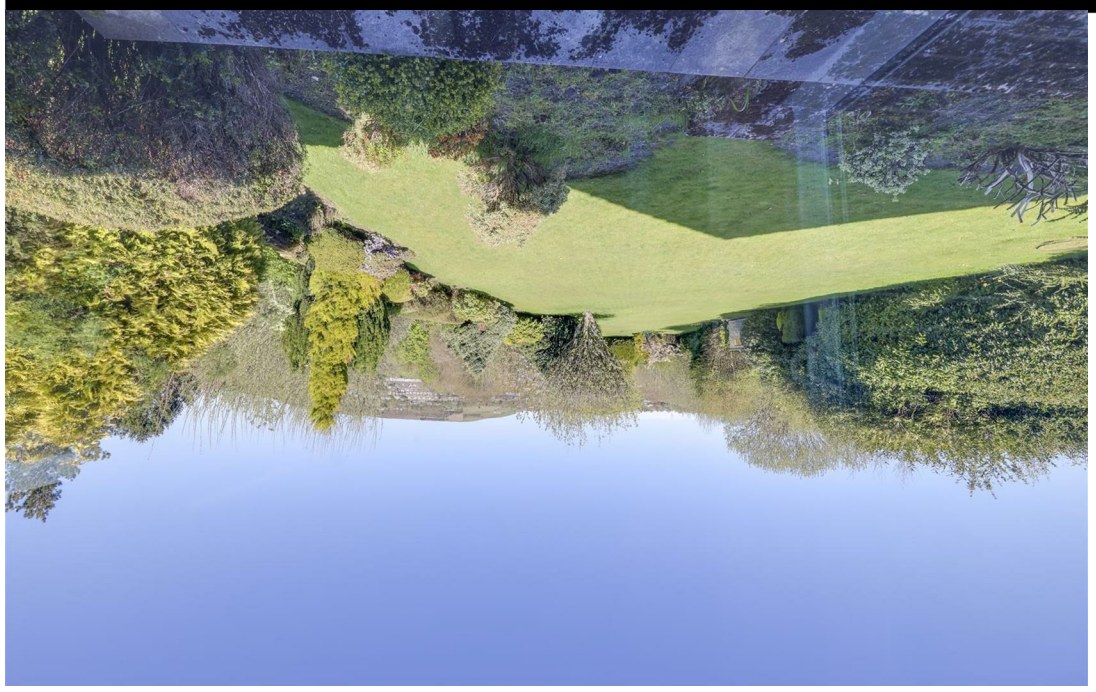
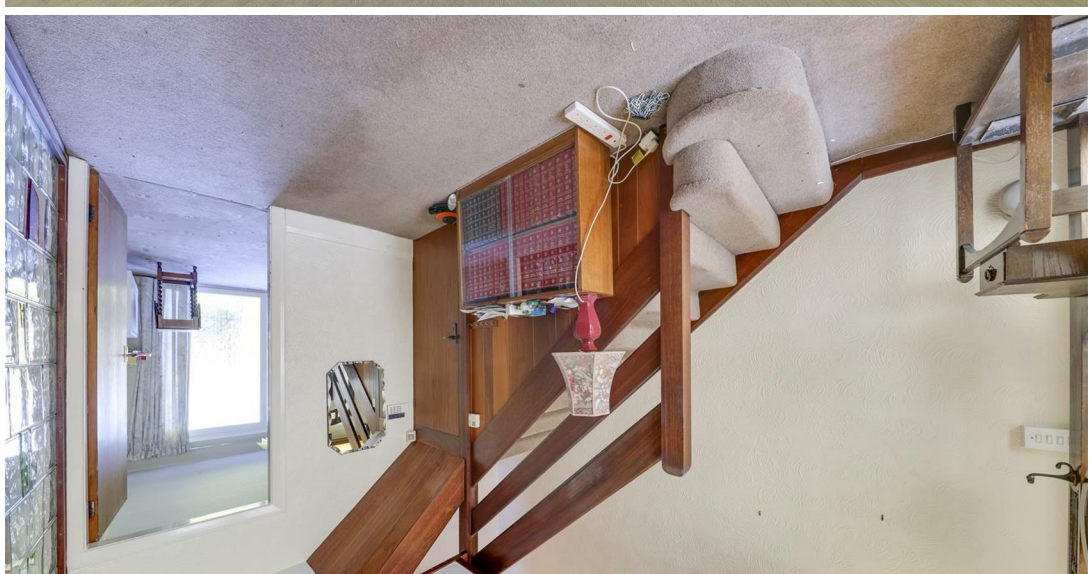
Farrow & Farrow
ESTATE & LETTING AGENTS
1a—1b Bank Street, Rawtenstall, Rossendale, BB4 8QS
01706-211690 info@farrowfarrow.co.uk
www.farrowfarrow.co.uk









Farrow & Farrow
ESTATE & LETTING AGENTS







- 4/5 Bedroom Detached Family Home
- Requiring Full Refurbishment With Great Potential
- Full Extant Planning For Development Of The Plot
- Superb Location With Rawtenstall Centre Nearby
- Views & Mature Wooded Boundaries To Site
- Private Driveway Parking, Spacious Gardens / Grounds
- Contact Our Rawtenstall Office For All Enquiries
- VIEW BY APPOINTMENT ONLY - Contact Us To View

Two Acres, Clayton Avenue, Rossendale, BB4 6EW

£700,000
Offers Over

Two Acres, Clayton Avenue, Rossendale, BB4 6EW

4/5 BEDROOM, DETACHED FAMILY HOME, SET UPON A SIZEABLE PLOT WITH FULL, EXTANT PLANNING PERMISSION FOR DEVELOPMENT TOO - Generous Accommodation Requiring Full Refurbishment, Good Views, Great Position For Rawtenstall Centre / Local Amenities / Transport Links - Contact Our Rawtenstall Office Exclusively For All Enquiries - VIEWINGS BY APPOINTMENT ONLY





Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attentio n is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the autho rity to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Two Acres, Clayton Avenue, Rawtenstall, Rossendale is a 4/5 bedroom, detached family home requiring full refurbishment, set upon a generous plot of land which also has full extant planning permission for development too. Located in a sought after position within easy reach of Rawtenstall centre and all local amenities.

Internally, the property briefly comprises: Entrance Porch, Hallway, Lounge, Dining Room, Kitchen / Breakfast Room, Integral Garage, Bedroom 4, Side Hall, Study, Shower Room, 2nd Lounge / Bedroom 5. Off the first floor Landing are Bedrooms 1-3 and the Family Bathroom.

Currently, the site houses one detached dwelling including driveway parking, with the remainder of the development area comprising the property's gardens and grounds. Access is directly from the head of Clayton avenue itself and via the existing property's entranceway.

Planning on the site is extant, with initial works on access having been confirmed as previously begun. The planning reference for the approved scheme, at Rossendale Borough Council, is 2002/532. A Lawful Development Certificate confirming a material start was made, was produced as a result of planning reference 2016/0273.

Located within easy reach of a great range of local amenities, the site also has excellent transport links close by, via M66/M60/M65/M62 motorway links to local and regional destinations. Open countryside is accessible within just a few minutes and throughout Rossendale as a whole, a great range of leisure, shopping, healthcare and other resources is widely available. Housing demand in the area is currently strong and there is expected to be robust demand for properties such as those approved.

For all enquiries, please contact our Rawtenstall office - Viewings are available, BY APPOINTMENT ONLY, due to the existing premises onsite.

Porch

Hallway

Lounge 23'10" x 12'11"

Dining Room 12'2" x 8'11"

Kitchen/Breakfast Room 12'0" x 13'10"

Rear Hall

Integral Garage

Side Hall

Bedroom 4 8'11" x 8'7"

Study 4'11" x 7'10"

Shower Room

2nd Lounge / Potential Bed 5

Landing

Bedroom 1 12'0" x 16'10"

Bedroom 2 11'11" x 9'10"

Bedroom 3 9'1" x 17'1"

Bathroom 10'0" x 8'11"

Side Driveway

Rear Garden

Further Garden / Paddock

Agents Notes

Disclaimer



