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BB9 6QN

Wheatley Lane Road, Barrowford

£250,000

• Prime self-build opportunity in Barrowford • Planning approved for 4-bed, 3-bath executive home • Private and peaceful plot with gated access • Total floor area approx. 2,600 SQFT • Walking distance to village centre • Energy-efficient design features • Three parking spaces • Designed by Sunderland Peacock Architects • Pendle Planning No: 24/0204/FUL

A rare and truly exciting opportunity to build your dream home in one of Barrowford's most desirable residential settings. This generous plot of land, discreetly tucked away off Wheatley Lane Road, comes with full planning permission for a beautifully designed four-bedroom detached residence, offering the chance to create a bespoke home in a prestigious and peaceful location.

Set behind private gates, the site is surrounded by mature trees and quality timber fencing, providing a superb sense of privacy while still being just a short walk from the heart of the village.

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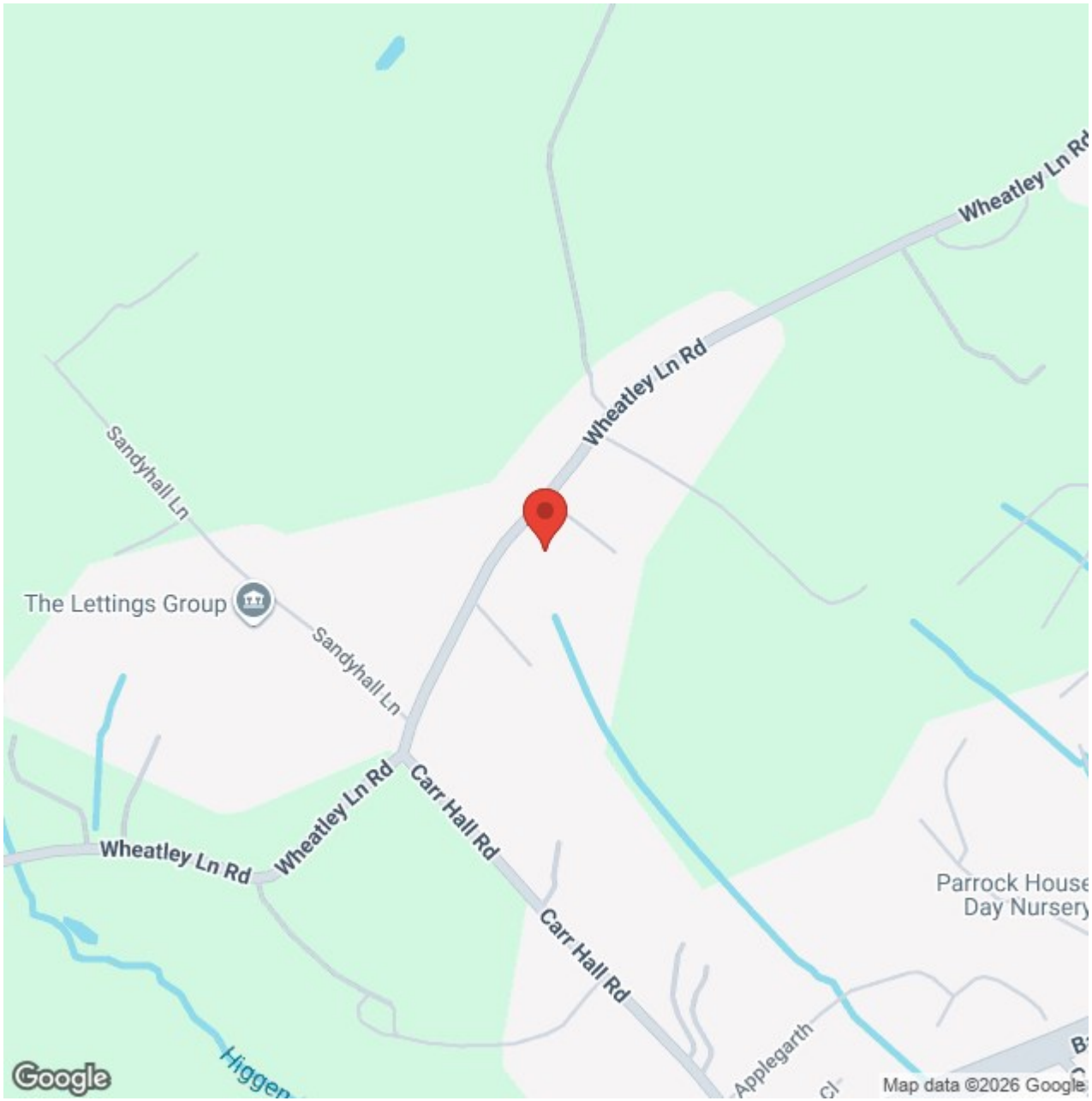
BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024


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Wheatley Ln Rd
Sandyhall Ln
The Lettings Group
Sandyhall Ln
Wheatley Ln Rd
Carr Hall Rd
Wheatley Ln Rd
Wheatley Ln Rd
Carr Hall Rd
Parrock House
Day Nursery
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Blacko
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Fence
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Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

OFFICE / STUDY 10'10" x 8'0" (3.32m x 2.46m)

GROUND FLOOR WC 4'1" x 3'3" (1.27m x 1.00m)

LOUNGE 16'7" x 10'10" (5.07m x 3.32m)

OPEN PLAN KITCHEN / DINING / LIVING AREA 42'4" x 16'6" (12.92m x 5.04m)

UTILITY ROOM 7'9" x 7'5" (2.37m x 2.27m)

FIRST FLOOR / LANDING

BEDROOM ONE 16'6" x 10'10" (5.04m x 3.32m)

DRESSING ROOM 8'0" x 5'1" (2.46m x 1.57m)

EN SUITE 9'3" x 8'1" (2.82m x 2.47m)

BEDROOM TWO 14'0" x 10'10" (4.29m x 3.32m)

EN SUITE 8'0" x 4'11" (2.46m x 1.50m)

BEDROOM THREE 14'0" x 10'10" (4.29m x 3.32m)

BEDROOM FOUR 16'6" x 12'2" (5.04m x 3.72m)

FAMILY BATHROOM 9'3" x 8'1" (2.82m x 2.47m)

LOCATION

Set within a beautifully private and leafy setting, the plot enjoys an impressive sense of seclusion, surrounded by mature trees, newly installed fencing, and natural greenery. The proposed dwelling sits within a generous garden space, offering excellent potential for landscaped lawns, outdoor entertaining areas, and family-friendly spaces. A private gated driveway leads directly from Wheatley Lane Road, providing a grand entrance and ample off-road parking. The peaceful setting, combined with its proximity to the heart of Barrowford, makes this an ideal location for those seeking a perfect balance of countryside charm and village convenience.

Wheatley Lane Road is a highly sought-after address within Barrowford, a village celebrated for its character, charm, and excellent local amenities. Residents enjoy boutique shopping, independent cafés and restaurants, reputable schools, countryside walks, and seamless transport links via the M65 motorway and nearby rail connections.

PRECISE DIRECTIONS

WHAT3WORDS LINK:
https://w3w.co/midfield.actor.typified

PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention 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 Hilton & Horsfall has the authority 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.

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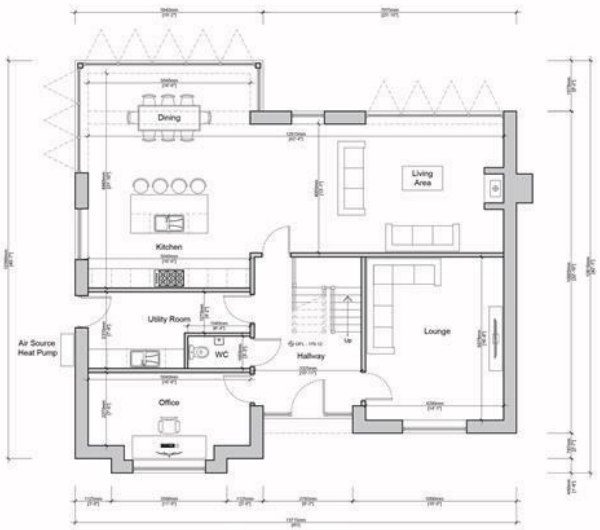

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OUTSIDE

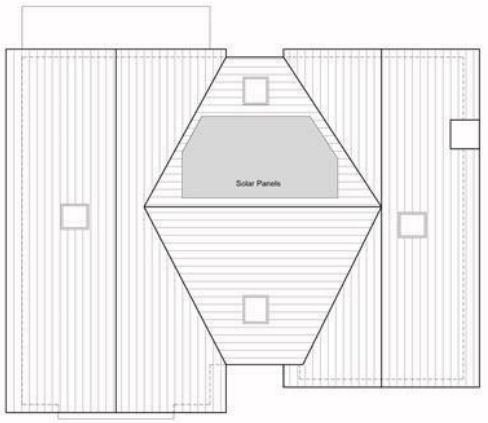
The external space offers a superb canvas for creating a stunning garden retreat. With generous proportions and a natural tree-lined boundary, the plot allows for beautifully landscaped gardens, patios, and outdoor living zones—perfect for summer dining, children's play, or simply enjoying the peaceful surroundings. The setting is both tranquil and secure, thanks to the private gated access and newly erected timber fencing. South-westerly aspects ensure plenty of natural light throughout the day, while mature trees provide shade and privacy where needed. This unique position offers the opportunity to design not just a home, but a lifestyle—right in the heart of Barrowford.



Proposed Ground Floor Plan Scale 1:100



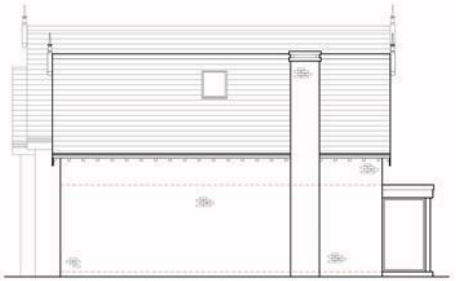
Proposed First Floor Plan Scale 1:100



Proposed Roof Floor Plan Scale 1:100



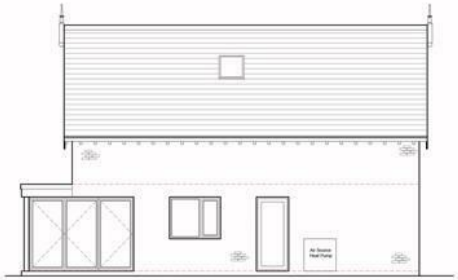
Proposed North West Facing Elevation Scale 1:100



Proposed South West Facing Elevation Scale 1:100



Proposed South East Facing Elevation Scale 1:100



Proposed North East Facing Elevation Scale 1:100





Hilton & Horsfall

75 Keighley Road
Barrowford
Lancashire
BB9 6NX

w. hilton-horsfall.co.uk
t. 01282 560024

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. 01200 435667