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FOR SALE

LODGE DEVELOPMENT OPPORTUNITY

On Behalf of the Joint Law of Property Act Receivers



PENDLE VIEW FISHERIES, CLITHEROE-BY-PASS, BARROW, CLITHEROE, BB7 9DH

sw.co.uk/caravanparks



**Pendle View Fisheries, Barrow,
Clitheroe, BB7 9DH**

Substantial prominent site extending to
approximately 7.84 hectares (19.38
acres)

Located in the Ribble Valley with
excellent access

Planning permission for change of use
of Fishery to Leisure Park to include 40
holiday units, wardens lodge, managers
accommodation, restaurant and two
holiday cottages

FREEHOLD - Offers in Excess of:
£1,250,000

Property Ref: YRK1858

Situation

The property is situated in the heart of the Ribble Valley just outside the village of Barrow and approximately 2.5 miles south of Clitheroe and 2 miles north of Whalley.

The property benefits from a prominent frontage and direct access to the A59 which links Skipton and Preston, with access to the south of the roundabout which serves the village of Barrow. Barrow has a public house and other amenities include a McDonalds Restaurant, Starbucks, The Loft Bistro, Co-op petrol filling station and Clitheroe Golf Club is also within 1 mile.

Pendle Hill with its many walks is within easy reach of the property and the situation is well located to explore the Forest of Bowland Area of Outstanding Natural Beauty to the North West.

Pendle View is approximately 31 miles north of Manchester, 20 miles south west of Skipton and 15 miles north east of Preston and is well located to serve a large catchment population within a 1 hour drive time.

The Opportunity

The site extends to approximately 7.84 hectares (19.38 acres) and comprises of a former coarse fishery with managers accommodation, tackle shop and café. The business is presently closed.

The extensive site includes an 8 acre feature lake in the centre of the site with a smaller 1.25 acre lake and a number of ponds in the north west corner of the site. Existing buildings include a 3 bedroom house with a two storey extension that was utilised as a tackle shop and café. N.B the buildings are currently boarded up and have not been inspected. A former amenity building and store have approval for conversion to holiday cottages.

Planning permission has been approved for a leisure scheme including lakeside and woodland lodges.

Planning

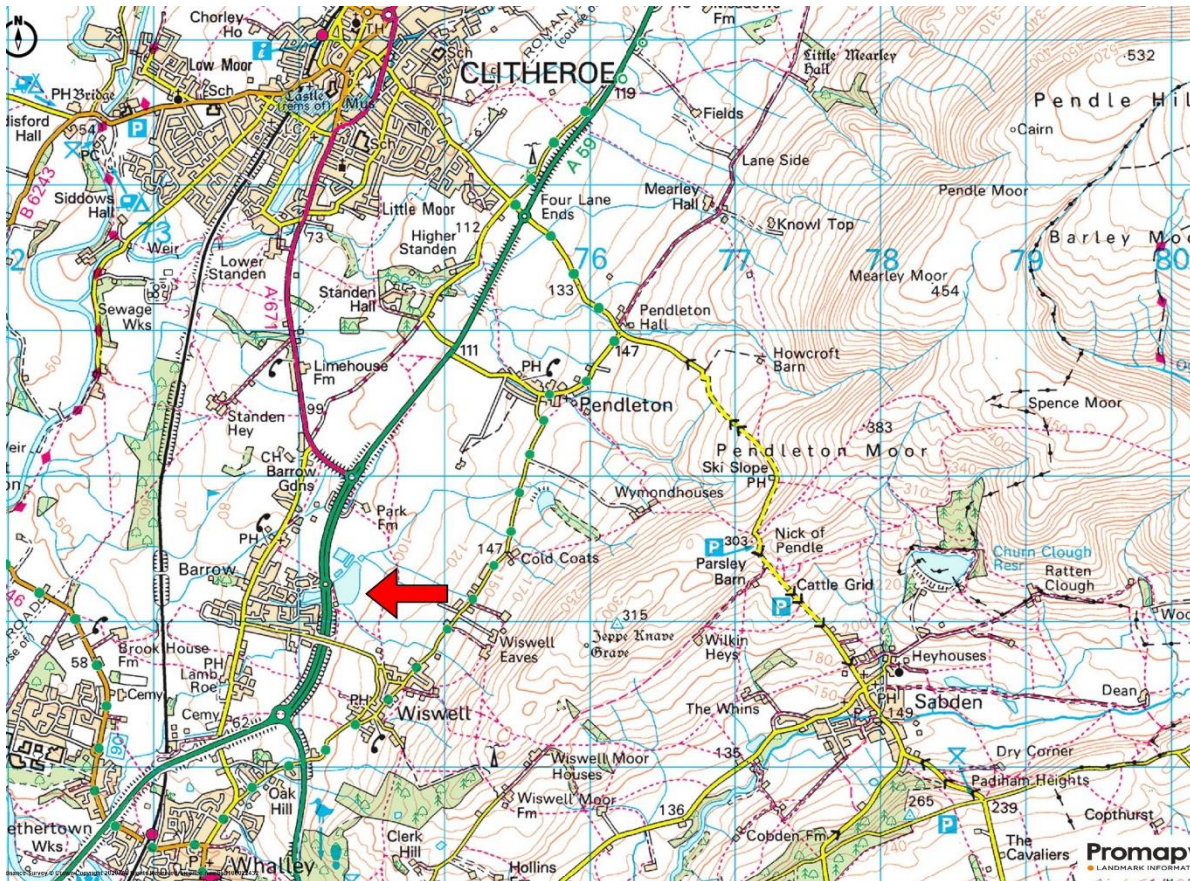
Planning permission was granted by Ribble Valley Borough Council under application ref: 03/2015/0426. The development proposed is described as follows:

Change of use of fishery to leisure park with 19 lodges, 11 woodland lodges, 10 cabins, warden's lodge, conversion, extension and amenity building to form one bedroom holiday cottage, conversion of storage buildings to form one 2 bed holiday cottage, conversion and extension of existing manager's house and café to form restaurant, public house and manager's accommodation, 100 car parking space, ground work, re-contouring and creation of ecological wetland and ancillary landscaping

Copies of the decision notice and plans can be provided on request or viewed on the Ribble Valley Borough Council planning portal searching the following link

<https://www.ribblevalley.gov.uk/planningApplication/search>





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Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

October 2020



VIEWING Strictly by prior appointment only.

(N.B. Applicants enter the site at their own risk and are advised not to enter the buildings on site)

For further information please contact the vendor's Sole Selling Agents Sanderson Weatherall:

Adam Burkinshaw

01347 822005

adam.burkinshaw@sw.co.uk

Colin Jennings

07901 710669

colin.jennings@sw.co.uk

Sanderson Weatherall
165 Long Street, Easingwold,
North Yorkshire, YO61 3JB

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Weatherall**

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