

Because life is

Petty
Real™

Wellfield Farm Ightenhill Park Lane
Burnley
BB12 0RP



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



For Sale

- CASH BUYERS ONLY
- Under 1 Acre Plot
- Renovation Project
- Potential Large Detached Dwelling
- Potential Semi-Detached Dwellings

Auction Guide £350,000

- Lengthy Driveway
- Quiet Location
- Views To Neighbouring Town
- Large Plot
- Freehold



CASH BUYERS ONLY

For sale by the modern method of the auction - A rare opportunity to acquire a spacious six-bedroom barn set within just under one acre of land in the popular area of Ightenhill on the outskirts of Burnley. Close to Ightenhill Park and open countryside, perfect for a mix of town and country living.

Down a lengthy block paved driveway with views to the neighboring town, this plot has a multitude of potential with varying building possibilities.

The plot has previously had pre-planning for a pair of semi-detached bungalows but there could be potential to possibly build a large detached house or perhaps split the barn and turn it into two semi-detached dwellings, a 3 bedroom and a four-bedroom.

In addition to the barn, there had previously been a stone-built double garage and annex.

With plenty of land and a vast barn, this is an opportunity not to be missed!



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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