

# 5 Proposed Visualisation



## Astley Street, , Darwen, BB3 2PT

- Land With Planning Permission
- 0.25 Acre Site
- Excellent Location
- Planning For Luxury Detached Home
- Picturesque Semi Rural Setting
- 2071 Sq Ft Current Scheme

£150,000

**HUNTERS®**  
HERE TO GET *you* THERE

# Astley Street, , Darwen, BB3 2PT

## DESCRIPTION

We are offering for sale this plot of land, which occupies a position in a picturesque location with neighbouring cottages and woodland. The site is offered with full planning permission for a luxury detached home spanning 2071 sq ft. The total site is around 0.25 acres.

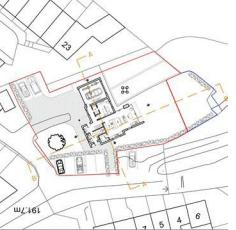
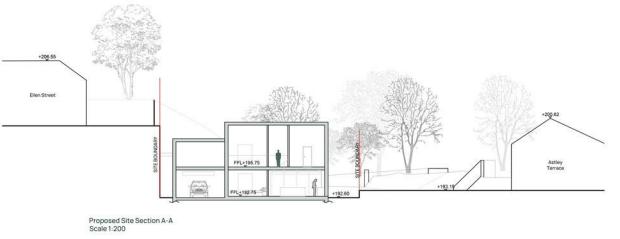
Planning ref - 10/24/0546

Planning discharge conditions ref - 10/25/0479

Any interested parties should contact Karl Baxter or Matthew Allen for further details.

Please note - Agents are required by law to conduct anti-money laundering checks on all those buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.







### Viewings

Please contact [darwen@hunters.com](mailto:darwen@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.