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8 Walmsley Brow & Building Plot, Billington, Ribble Valley  
Offers Over £650,000



Situated on a substantial plot with expansive front, side, and rear gardens, this impressive three-bedroom detached bungalow benefits from approved planning permission for the construction of a separate detached dwelling and the conversion of the main residence into two substantial semi-detached properties.

Nestled within an approximately 0.9-acre, south-west-facing plot, this already charming bungalow has approved plans to develop an architecturally designed detached home within the large side garden, while still retaining generous front and rear gardens. The existing bungalow and proposed detached property would appeal to a range of buyers, particularly those seeking accommodation for extended family or relatives, with the advantage of single-storey living.

The approved planning consent includes the erection of a substantial, architecturally designed four-bedroom detached property with driveway parking and south-facing side and rear gardens. Additionally, the existing bungalow has approved plans for conversion into two spacious, two-storey, three-bedroom semi-detached homes, each benefiting from off-road driveway parking, generous front and rear gardens, and private aspects. Prospective buyers are under no obligation to implement these plans and may retain the bungalow as a single dwelling if preferred. Full details of the planning application can be accessed on Ribble Valley Council's Planning Portal using reference number 3/2024/0286.

The existing bungalow has been tastefully refurbished and meticulously maintained by its current owners. Internally, the property welcomes you via a bright entrance vestibule leading into the main hallway, which provides loft access and a spacious cloaks cupboard. The main lounge is a beautifully lit space with triple-aspect windows overlooking the expansive front gardens, an inset gas fire with a marble surround, ceiling coving, and sliding doors opening onto the front patio area. The well-appointed breakfast kitchen features an excellent range of base and eye-level units, laminate worktops, a Neff electric oven and combi microwave, a four-ring induction hob, an integrated fridge-freezer, a dual-bowl sink with a drainer, tiled flooring and splashbacks, an external door to the rear, and a breakfast bar area.

All three bedrooms are generously sized doubles. Bedrooms one and two benefit from fitted wardrobes, while bedroom three is currently utilised as a secondary lounge area. The principal bedroom enjoys a well-appointed, fully tiled en-suite comprising a three-piece suite with a corner mains mixer shower, a washbasin with a vanity unit, and a dual-flush WC. The tastefully finished four-piece family bathroom includes a panelled bath. Bedroom three, presently used as a secondary lounge, has been adapted with an internal door leading into the double garage, which was previously utilised as a small annexe. This space includes a wide window, external sliding doors opening to the side of the property, base and eye-level storage units, electricity, water and drainage connections, and an electric up-and-over door leading to the front driveway.

Externally, the property is set well back from Walmsley Brow and is approached via a long, single block-paved driveway that passes the extensive front lawn, leading to ample driveway parking. A small, detached boiler room provides additional storage, while the expansive side garden, where planning permission has been granted for the new dwelling, is delineated by a natural watercourse. To the rear, a paved seating area transitions into a commanding west-facing lawned garden that extends up to the railway line and incorporates an enclosed area used for housing chickens positioned at the lower end of the garden, offering picturesque views towards Whalley Abbey.

The property is located in the highly sought-after village of Billington, a short distance from the vibrant village of Whalley, which offers an extensive range of facilities and amenities, including a variety of shops, churches, a medical centre, a library, recreational areas, a junior school, and excellent bus and rail links. The A59 is also within easy reach, providing convenient commuter routes across East Lancashire and into Yorkshire.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

TBC.

## Council Tax

Band E.

## Viewings

Strictly by appointment only.

## Office Hours

53 King Street, Whalley, BB7 9SP  
Monday to Friday 9.00am to 5.00pm  
Saturday 9.30am to 2.30pm

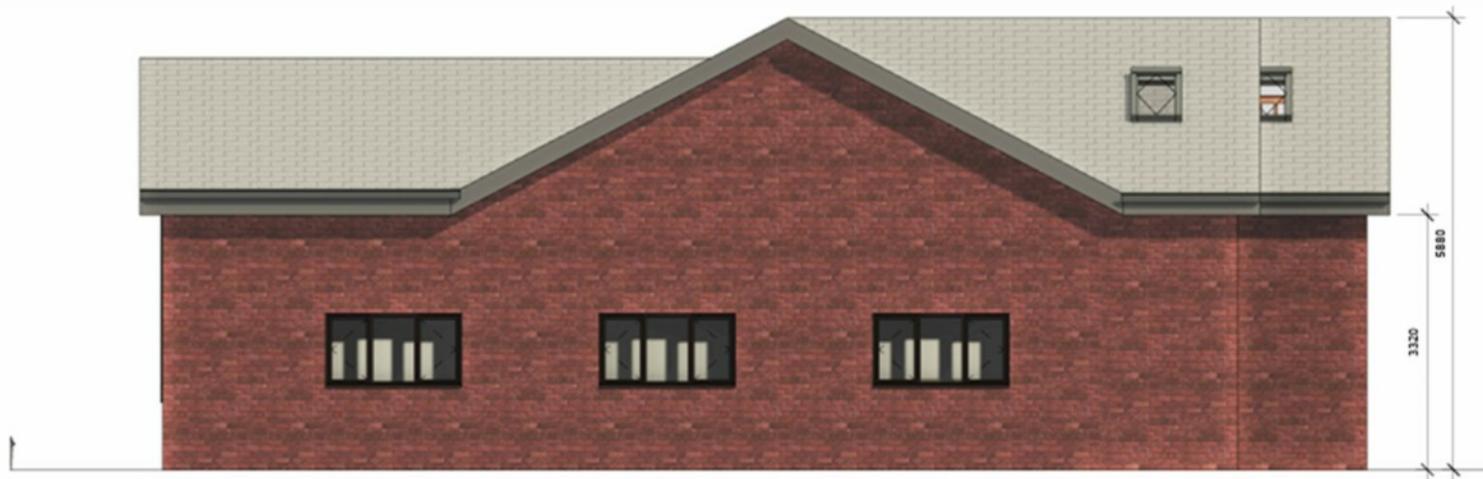
## Money Regulations

## Laundering

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).



1 PROPOSED NORTH  
1 : 50



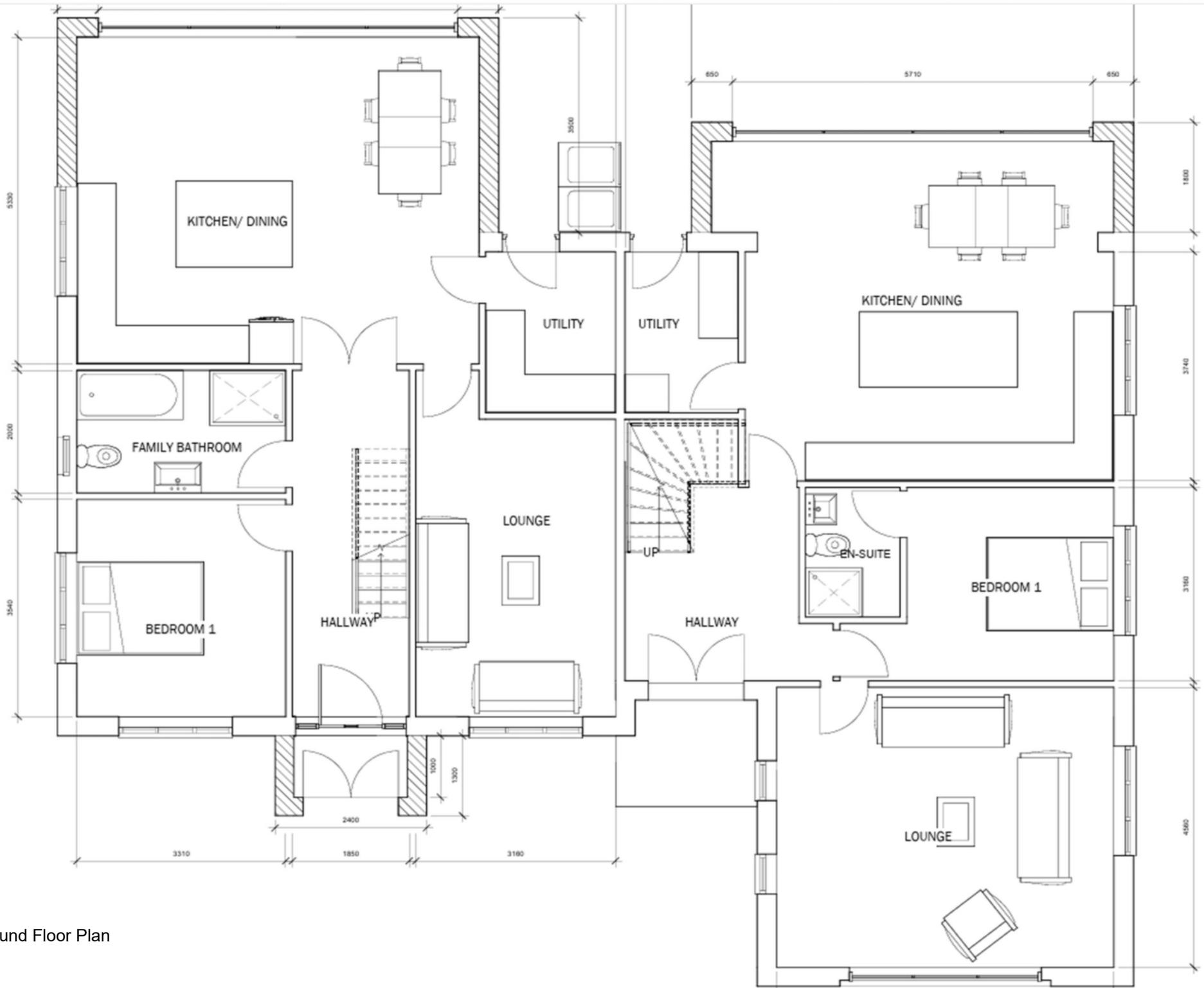
2 PROPOSED WEST  
1 : 50



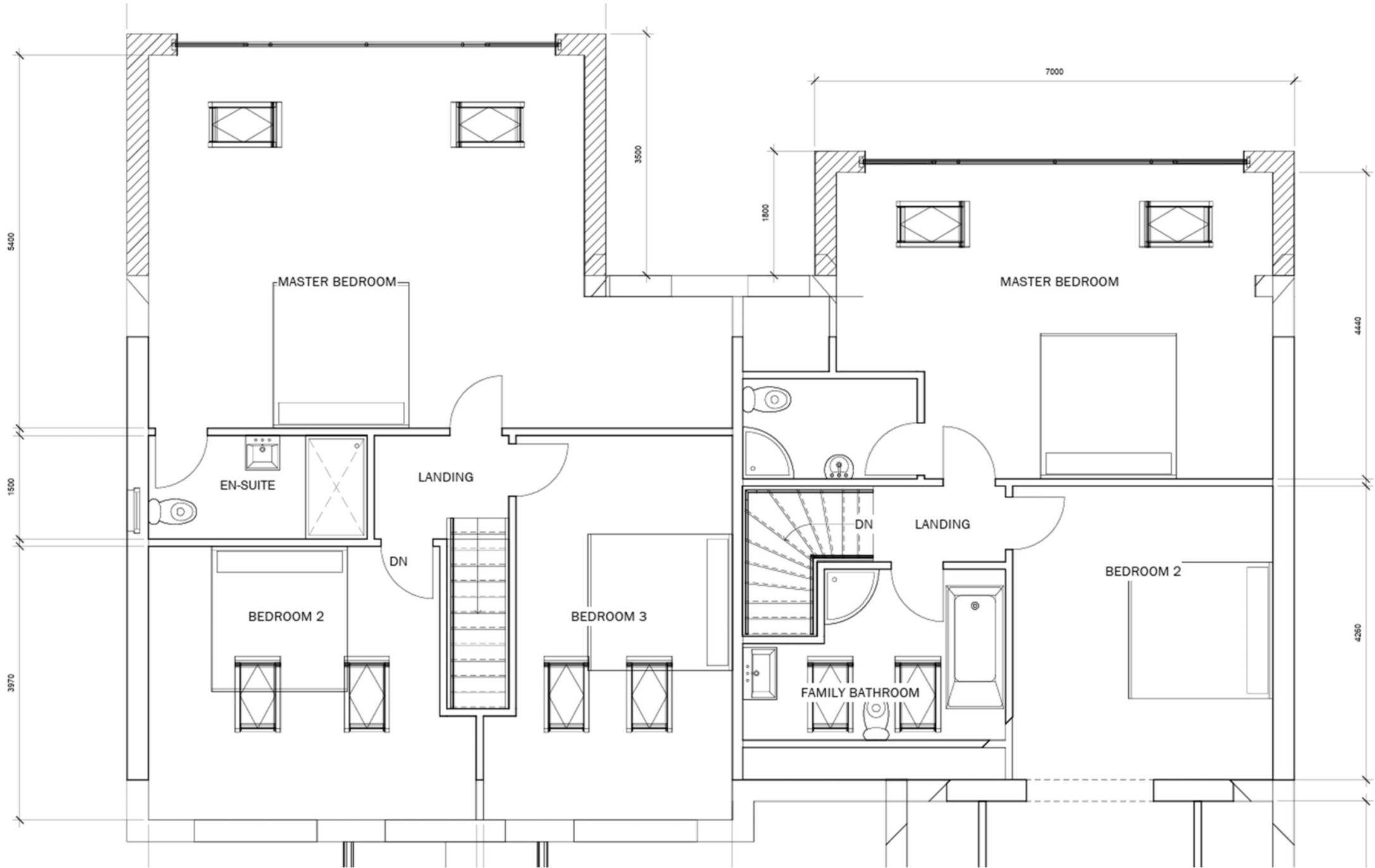
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1 : 50



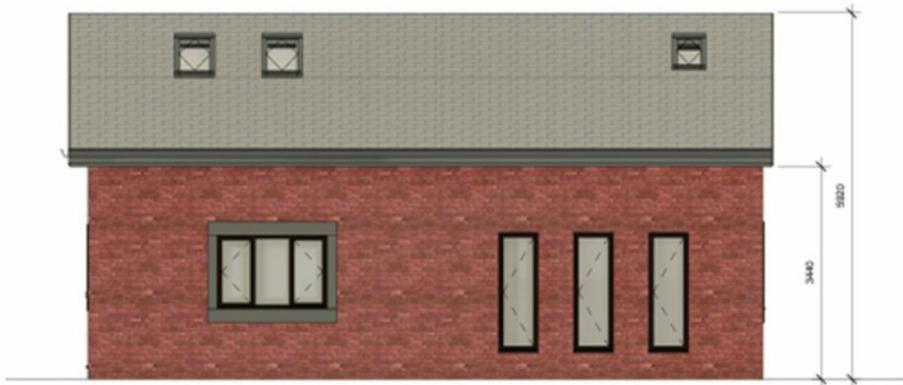
2 PROPOSED SOUTH  
1 : 50



Proposed Ground Floor Plan  
Plots 1 & 2



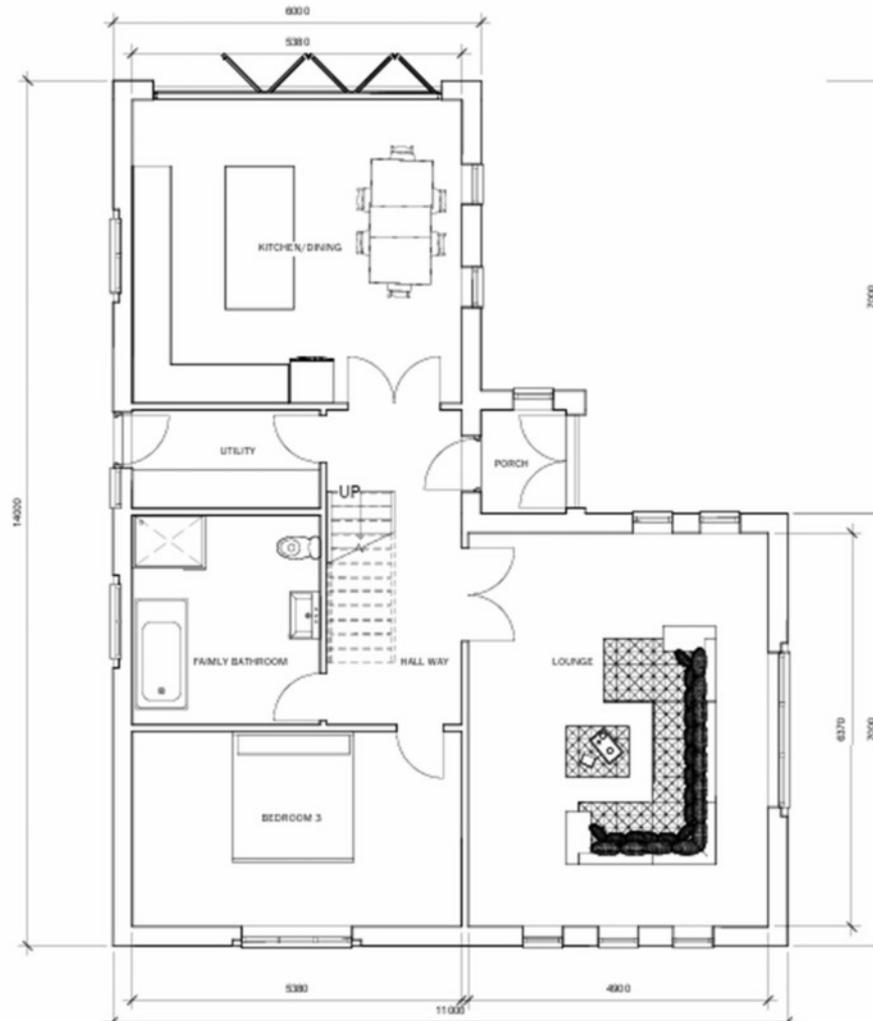
Proposed First Floor Plan  
Plots 1 & 2



2 PLOT 3 EAST ELEVATION  
1 : 50



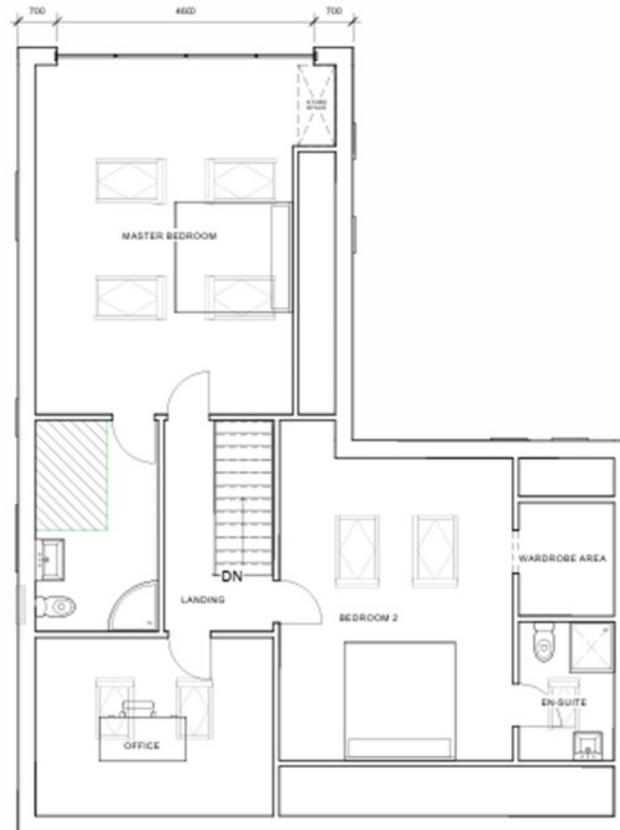
3 PLOT 3 WEST ELEVATION  
1 : 50





2 PLOT 3 NORTH ELEVATION  
1:50

3 PLOT 3 SOUTH ELEVATION  
1:50



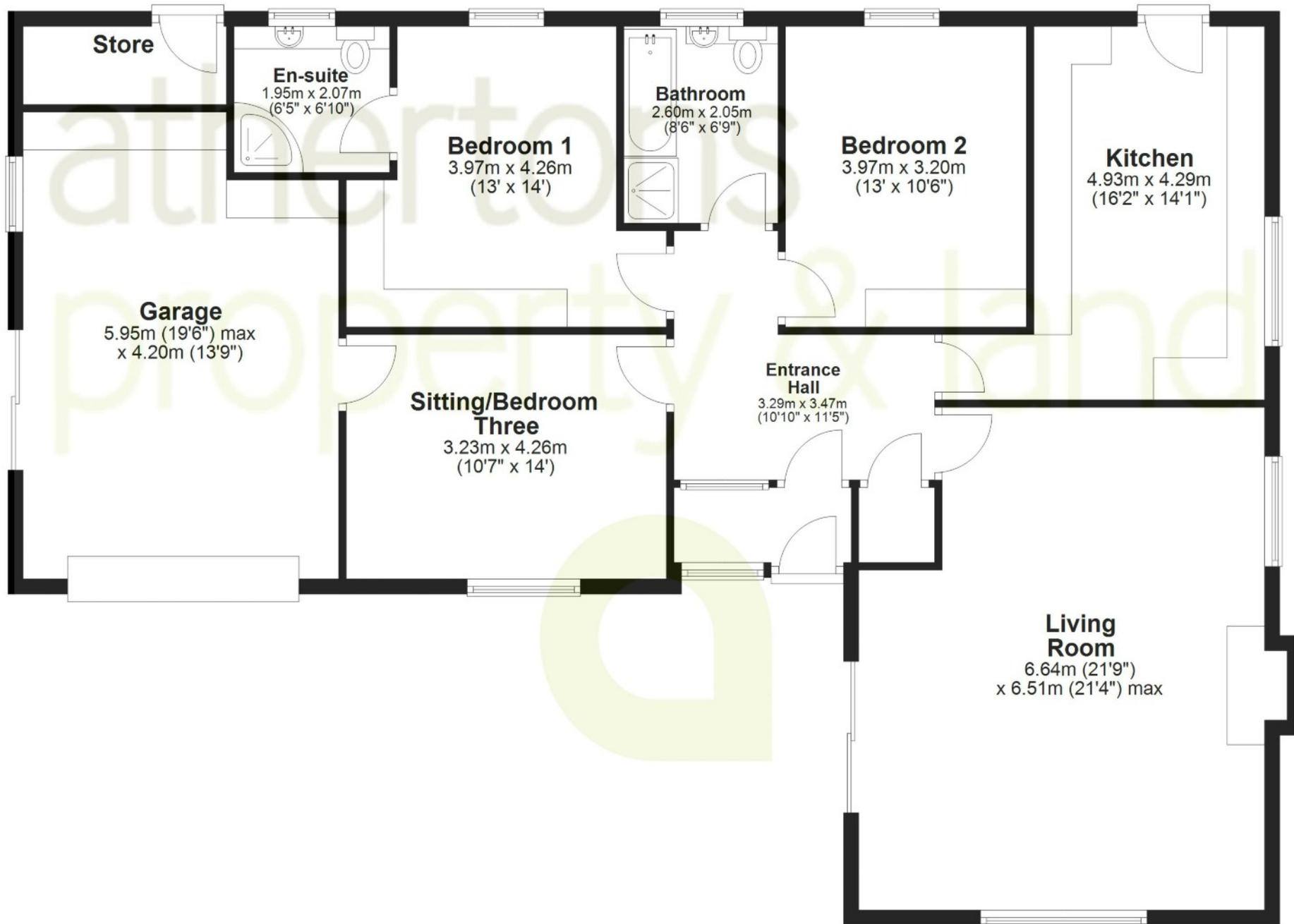
1 PLOT 3 PROPOSED FIRST FLOOR  
1:50

Proposed First Floor Plan &  
Elevations  
Plots 3



# Ground Floor

Approx. 150.3 sq. metres (1617.7 sq. feet)



Total area: approx. 150.3 sq. metres (1617.7 sq. feet)









For Illustration Purposes Only

advisors  
property & land

Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for your home.

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

specialists in the sale and purchase of homes and land throughout the North West

# meet the team



John Atherton MRICS  
Managing Director



Jim Atherton  
Director, Sales Manager



Julie Jackson  
Senior Sales Negotiator



Simon Kerins  
Sales Negotiator & Land  
Management



Mollie Bentley  
Media Manager



Russell Anderton  
Senior Valuer



Helen Jones  
Senior Sales Negotiator



Tom Brown  
Senior Sales Negotiator



Angela Lorek  
Senior Sales Negotiator



Robin Astles  
Estate Agent



Phil Ashton  
Director - Lettings Cloud



Emily Raine  
Property Management  
Assistant - Lettings Cloud



Mags Twist  
Office Administrator



Woody & Bruce  
Meet & Greet Team