

45 WHALLEY ROAD  
CLITHEROE  
BB7 1EE

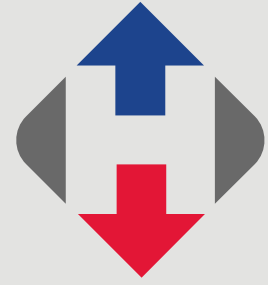
OFFERS OVER  
£250,000



- Large Grade II listed Georgian Townhouse
- Requires full renovation
- Close to the town centre
- Parking and gardens to rear
- 4 double bedrooms
- 3 receptions, kitchen & utility
- Large, vaulted cellar
- 272 m<sup>2</sup> (2,929 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

Dating back to the early to mid 1800's this Grade II listed townhouse house, which through the 1900's has been part of the Wheatsheaf Hotel and closed in the mid 70's, since then it has had a light commercial use until recently planning permission has been granted to return it to its former glory and a large spacious Georgian townhouse. The property has been vacant for some time and now requires full renovation but offers fantastic potential to create a beautiful family home with gardens and parking to the rear.



The house offers large rooms with high ceilings; there are 3 spacious reception rooms, a kitchen and utility to the rear. Upstairs there are 4 double bedrooms and bathroom plus there is a large cellar. The house is being sold along with next door which has planning permission for 4 apartments, both these buildings may be a great opportunity to either be developed together or separately.

**LOCATION:** From Clitheroe town centre passing Sainsbury's on the left hand side, take the second exit into Whalley Road and number 45 is on the left hand side just before Turner Street.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE:** through brand new solid wood front door into:

**LOUNGE:** 6.9m x 4.3m (22'8" x 14'1").

**STUDY:** 3.8m x 4.4m (12'5" x 14'4").

**HALLWAY:** with return staircase off to first floor with window and a half landing, door to rear garden and staircase leading to cellar.

**KITCHEN:** 4.4m x 4.3m (14'4" x 14'1").

**DINING ROOM:** 4.2m x 4.4m (13'11" x 14'5").

**UTILITY ROOM:** 3.0m x 7.6m (9'11" x 24'10").

**FIRST FLOOR:**

**LANDING:** spacious landing.

**BEDROOM ONE:** 4.3m x 5.0m (14'1" x 16'4").

**BEDROOM TWO:** 4.3m x 3.9m (14'0" x 12'10").

**BEDROOM THREE:** 3.8m x 4.4m (12'5" x 14'4").

**BEDROOM FOUR:** 3.1m x 4.3m (10'0" x 14'3").

**BATHROOM AND SEPARATE W.C.:** 2.6m x 2.9m (8'4" x 9'6").

**CELLAR ROOM:** 4.3m x 8.9m (14'1" x 29'2"): with access stairs from the hallway, cellar with vaulted ceiling.





**SERVICES:** Mains electric, drainage and water are connected. Gas is available in this location but there is currently no supply connected to the house.

**Planning Applications Granted:**

Application 3/2025/0564 Applications for full consent

Planning permission for proposed change of use from light industrial to residential (use class C3) and commercial (use class E(c)(iii)) involving internal and external alterations.

Application 3/2025/0565 Alter or Extend a Listed Building

Listed Building Consent for proposed change of use from light industrial to residential (use class C3) and commercial (use class E(c)(iii)) involving internal and external alterations.

**Planning Pending:**

Application 3/2026/0163 Discharge of Conditions

Approval of details reserved by condition 3 (window colour) on planning permission 3/2025/0565.



Application 3/2026/0181 Discharge of Conditions

Approval of details reserved by conditions 3 (Window Colour) and 5 (Biodiversity Gain Plan) on planning permission 3/2025/0564.

**VIEWING:** By appointment with our office.

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27 + VAT per person for this service.



