

47 Whalley Road
CLITHEROE
BB7 1EE

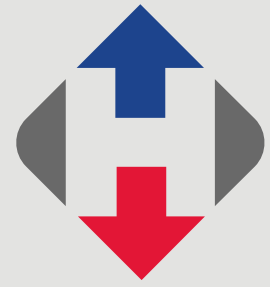
Offers around £280,000



- Fantastic development opportunity
- Planning for 4 duplex apartments
- Parking to the rear for each apartment
- 2 commercial units on the GF
- Imposing Grade II Listed building
- Superb town centre location
- Stunning stone character building
- Attached house for sale separately

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A fantastic opportunity to acquire this imposing stone building which was originally constructed in the early to mid-1800's that has planning permission granted for 4 duplex apartments on the first floor and 2 commercial units on the ground floor. Planning permission was granted in February 2026 under the application 3/2025/0564 and Listed Building consent 3/2025/0565 these applications can be viewed on the Ribble Valley Planning portal - www.ribblevalley.gov.uk/homepage/66/planning-applications



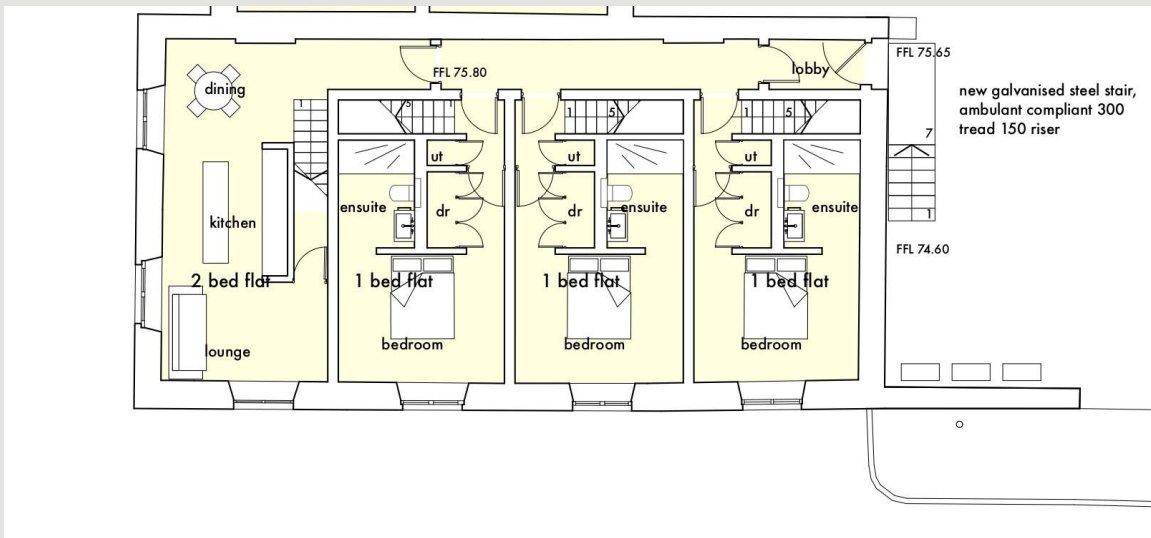
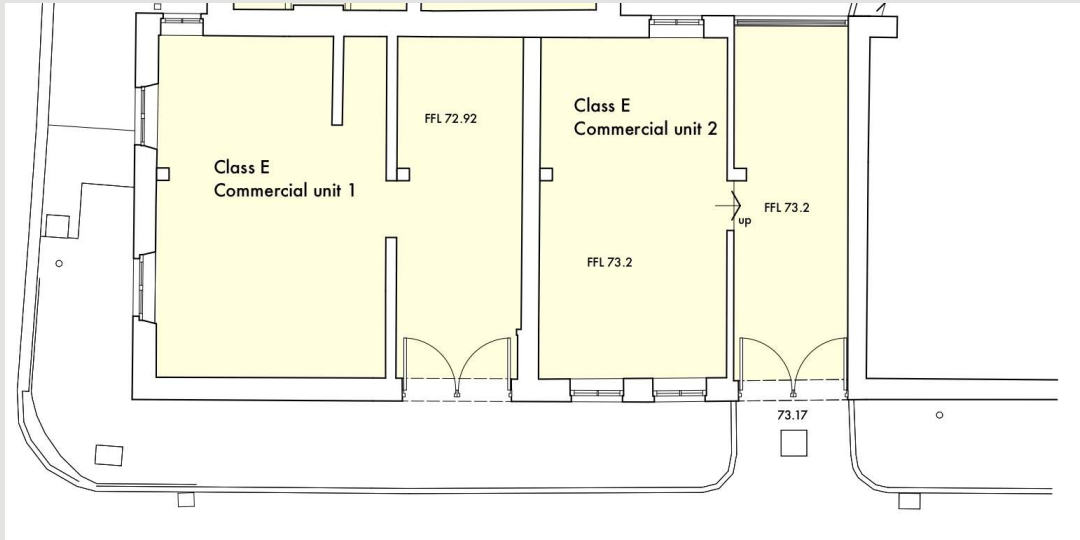
The ground floor has planning for two commercial units, Unit 1 at the front measures approximately 756 Sq. ft and Unit 2 measures 655 Sq. Ft.

On the first floor there is planning for four residential duplex apartments, the largest apartment is at the front with two bedrooms measuring 661 Sq. ft and the other three apartments are one-bedroom units measuring approximately 550 Sq. ft. The building comes with an outside area to the rear with 4 parking spaces.

Applications have been submitted to discharge planning conditions with the references 3/2026/0163 and 3/2026/0181 and any asbestos has already been removed from the building.

The neighbouring house (45 Whalley Road) is also for sale as a separate listing at offers over £250,000, this could be easily sold as one Lot to create a larger project and opportunity.







*47 Whalley Road, Clitheroe.
BB7 1EE CD/CE/280426*

Selling your house? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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