

## Lot 145

## Land at 23 Crabtree Street, Colne, Lancashire, BB8 0DF



All enquiries Ref: Callum Glenn

Indicative Artist Impression Only

- Long Leasehold Site with potential (stpp)
- Site Area Approx. 2,200 sq.ft.
- Full Vacant Possession

### Location:

The site is located in this vibrant community location and ideally placed to align with the local regeneration efforts. Colne is a market town in the Borough of Pendle in Lancashire. The town offers a good range of local shopping and recreational facilities and lies some three miles northeast of Nelson and six miles northeast of Burnley.

### Site Area:

Approx. 2,200 sq.ft.



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### Description:

This is now a cleared site which formerly was occupied by a terraced property. Whilst buyers are deemed to rely on their own planning and other enquiries, there appears potential to develop a two or three bed end-terrace house and such a project would align with local regeneration efforts. The artist impression in these details is provided purely for indicative purposes and is not necessarily representative of a finished development but, could be utilised as the basis for taking forward initial planning discussions.

### Tenure:

To be sold on a new long lease. For full lease details please refer to the legal pack available on the auctioneers web site.

### To View:

This is open land, prospective bidders are invited to view at leisure with no prior appointment required.

## Lot 146

## Flat 71 Madison Apartments, 41 Seymour Grove, Manchester, M16 0NB

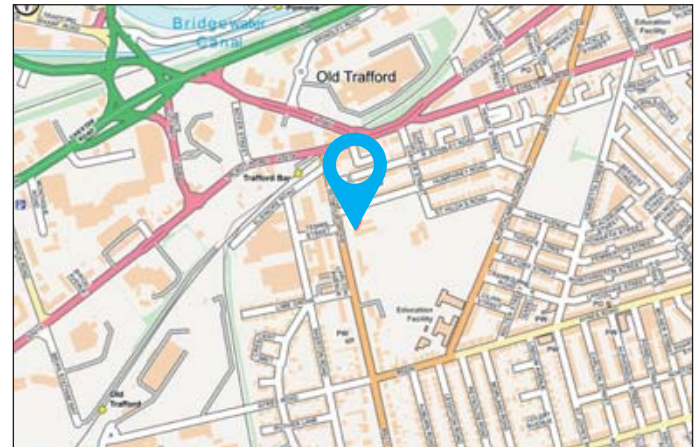


All enquiries Ref: Thomas Mason

- Long leasehold top floor studio apartment
- Full vacant possession

### Location:

The property is situated on Seymour Grove within Old Trafford, Manchester. Public transport links are well provided with Trafford Park Railway Station within close proximity, together with a network of local bus services serving the surrounding vicinity. An extensive range of shopping amenities, bars and restaurants can be found locally within Manchester City Centre. Local recreational pursuits include Seymour Park and Hullard Park.



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### Accommodation:

Studio room, kitchen, bathroom/WC

### EPC rating:

C

### Council Tax Band:

A

### Lease:

Held on a 999 year lease – for further information please refer to the legal documentation

### To view:

Strictly by arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.