



A new build five-bedroom house set over three storeys and extending to approximately 3100 sq ft. This property offers the opportunity to tailor a house to your own style and needs. J & J Construction (NW) Ltd, a well-regarded local developer, constructed Hare Hill Croft, the 10 houses adjacent to 11 Old Road. The developer is offering the opportunity to buy a new home on a plot that extends to approximately 0.24 acres, with fantastic open views towards Pendle Hill.

The proposal is to create a contemporary home similar to those at Hare Hill Croft. Construction has now begun; however, the build is still at a stage where a purchaser can specify their own requirements. Number 11 Old Road will be constructed to a high specification of traditional construction covering three floors, using coursed stone complemented with render. The roof will be finished in Blue Slate. Large high-performance double-glazed aluminium windows with matching rainwater guttering complete the exterior, along with an integrated double garage. J & J Construction NW LTD will work closely with each individual purchaser to ensure that exacting standards are met and that the final product is a perfect, bespoke home. Purchase of the constructed house with bespoke first and second fix options. J & J Construction NW LTD will work closely with each individual purchaser to ensure that exacting standards are met and that the final product is a perfect, bespoke home. Purchase of the constructed house with bespoke first and second fix options.

Heating

Underfloor heating will feature on the lower and ground floors, with traditional panelled radiators on the first and second floors.

Lounge

Optional log burner and floor finishes subject to specification.

Kitchens

The bespoke kitchen is manufactured and supplied by J&J Ormerod of Rossendale. The kitchens will incorporate appliances, including an integrated fridge/freezer, ovens, induction hob, extractor fan, microwave, warming drawers, and integrated dishwasher—subject to specifications. Purchasers will have the choice of worktops and door finishes. Wall tiles and floor coverings are included with a prime cost sum.

Utility Room

There will be space for a washer and dryer in the utility area.

Bathrooms

Purchasers will have a choice of sanitary ware, tiling, fixtures, and fittings with a prime cost sum.

Tiling

Wall and floor tiles will be supplied by Collins White Tile Importers & Distributors of Clitheroe to bathrooms, en-suites, and kitchens with a prime cost sum.

Gardens

The gardens will be laid to lawn with stone patios or gravel. Boundaries will be wooden close-boarded fencing or indigenous hedging.

Smart Home

To link modern devices into the home environment, our “Smart Home” optional system can be tailored to your requirements.

General

There will be a choice of skirting boards, architraves, and internal doors.

LED spotlighting where specified and external wall lighting.

Optional hardwiring for CAT 6, home security, and CCTV.

Services

Mains Water, mains electricity, mains drainage, This will be from the latest energy efficient air source/gas heating system for energy efficiency manufactured with heat recovery/renewable options such as Solar, PV panels

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council Tax

TBC

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

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) .

Laundering





Approximate Gross Internal Area

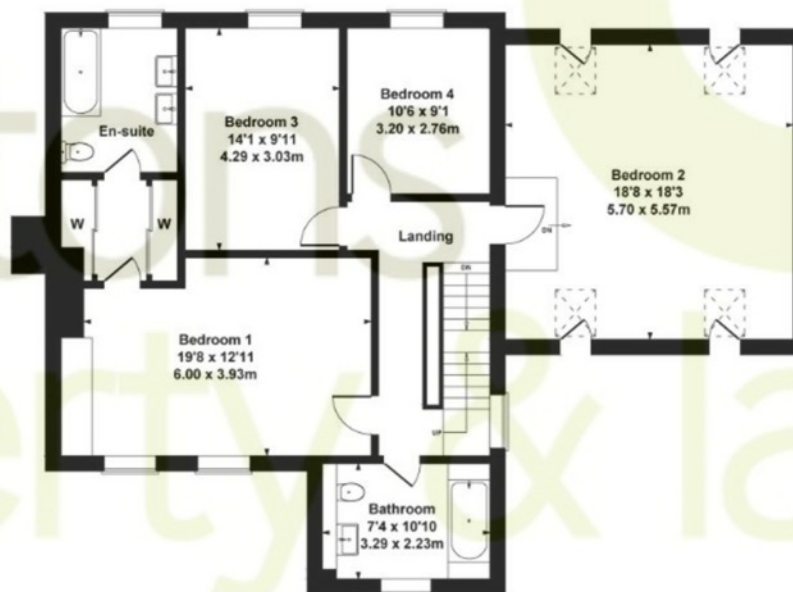
House : 2702 sq ft - 251 sq m

Garage : 366 sq ft - 34 sq m

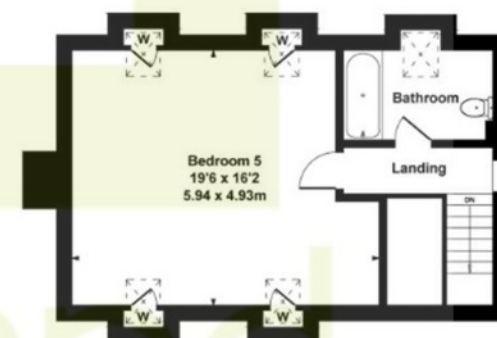
Total : 3068 sq ft - 285 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





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