

Steps Cottage, 17 Waddington Road, Clitheroe BB7 2HJ
Guide Price £600,000

Development opportunity: Commercial Premises,
Residential Cottage and two building plots with
planning consent



Here's one that's going to appeal to a varied audience. There's a characterful little cottage with of street parking and two good sized building plots with consent for two three-bed detached houses, each with garage and gardens.

It is situated in a very desirable position and enjoying private access from St Mary's Street, only minutes' walk away from the centre of this popular old market town.

Planning consent was granted back in 07/03/2002 (application number 3/01/0945/P) and we have formal notification from Ribblesdale Borough Council that the consent remains valid. Floor and site plans are attached to these particulars.

Internal accommodation of the cottage comprises, Ground Floor; Living Room, Kitchen / Diner, Bedroom One, En-Suite & Utility Room. First Floor; Bedroom Three, Jack & Jill Bathroom, Bedroom Two. Externally there is a very spacious enclosed garden with summer house and outside toilet building.

The building plots lie on the site of an old quarry. It is easy to imagine two very attractive new homes with gardens or perhaps even one large executive home that would sit very comfortably in this lovely environment.

Commercial Premises

Retail Sales Shop - 42' 7" x 17' 8" (12.98m x 5.38m) with timber boarded walls and fluorescent ceiling lights. Exposed roof trusses, gas central heating radiators. A kitchen area is included within this part of the building with a single drainer and stainless steel sink unit.

Ground Floor:

Workshop - 9' 2" x 13' 2" (2.79m x 4.01m) with gas central heating radiator & three Velux windows

Kitchen - Single drainer with one and a half bowl sink, Baxi gas central heating boiler, Georgian window, gas central heating radiator

Separate WC - casement window

Second Workshop - 18' x 8' 4" (5.49m x 2.54m) gas central heating radiator, side door access

Garage with storage & loading bay - 18' x 16' (5.49m x 4.88m) casement window

Storage Room / Former Stable - 18' x 8' 10" (5.49m x 2.69m)

First Floor:

Office One - 17' 5" x 8' 2" - Velux window, gas central heating radiator

Office Two - 15' 10" x 9' - under eaves storage, two Velux windows, gas central heating radiator

Office Three - 9' x 8' 11" - under eaves storage, Velux window, gas central heating radiator

General Information - All mains services are connected. Three phase electricity. Water meter. Security alarm installed. Window shutter to the front window. External loading to the building is available off Church Close which runs parallel to the side of the building. Pedestrian access is available off Waddington Road.

Services

All mains services are connected to the cottage. The plots are not currently serviced.

Tenure

We understand from the vendors to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band D.

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 Laundering 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).

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Area: 0.385 acres (1559.84 m²)

Promap

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Prospect House

BROW

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13

17

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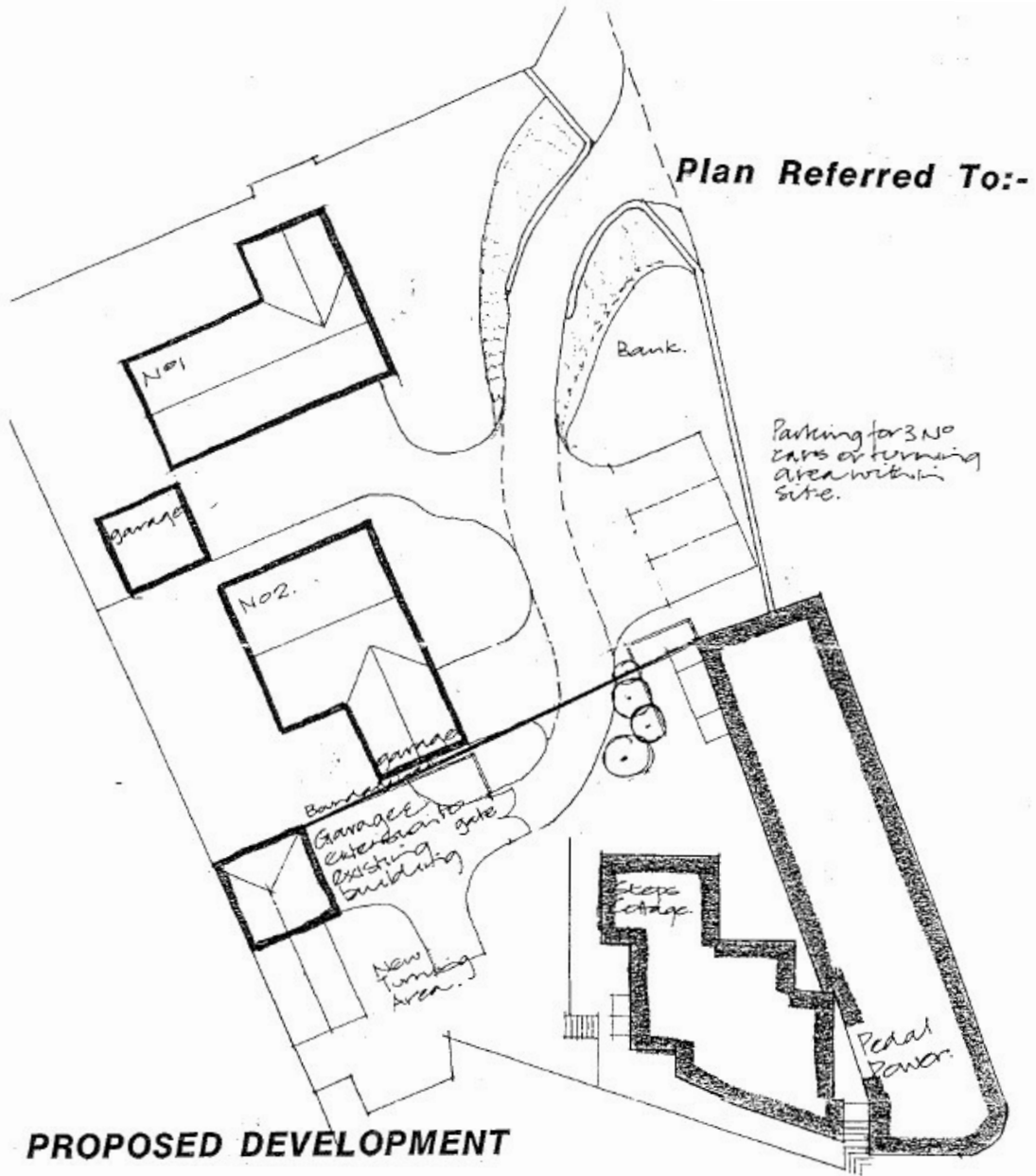
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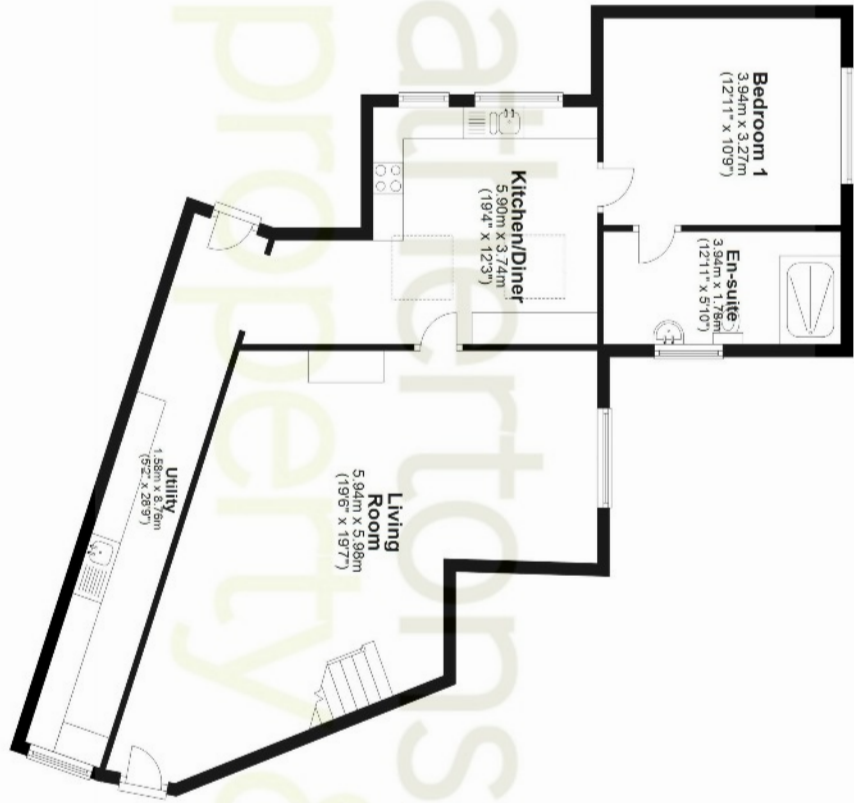
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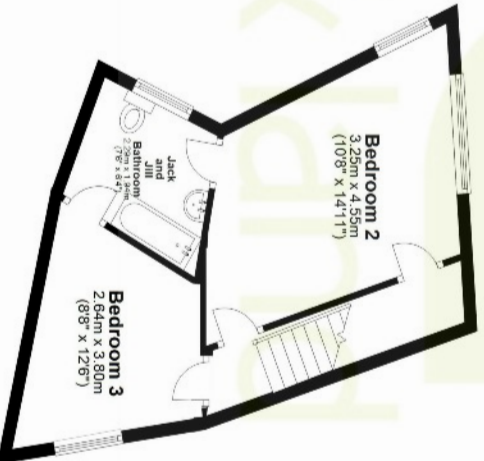


WADDINGTON ROAD

Ground Floor
Approx. 86.1 sq. metres (927.0 sq. feet)



First Floor
Approx. 31.7 sq. metres (341.7 sq. feet)



Total area: approx. 117.9 sq. metres (1268.7 sq. feet)







