

Because life is

PettyTM
Real

30 Railway Terrace
Brierfield
Nelson
BB9 5LD



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



For Sale

- Spacious mid terrace
- In need of a full refurbishment programme
- Ideal for an investor
- Two reception rooms
- Kitchen area

Auction Guide £40,000

- Cellar
- Two bedrooms
- Three piece bathroom
- Forecourt to the front & yard to the rear
- Cash buyers only



Located on Railway Terrace in Brierfield, this two-bedroom mid-terrace house presents an excellent opportunity for those looking to undertake a full refurbishment project. The property is in need of extensive renovation throughout, making it ideal for cash buyers who are ready to invest in transforming this space. The house includes two reception rooms, offering flexibility in terms of living and dining arrangements.

One of the notable features of this house is the cellar, which provides additional space for storage or potential development, subject to necessary planning permissions. The property is well-situated within Brierfield, providing easy access to local amenities, transport links, and community facilities.

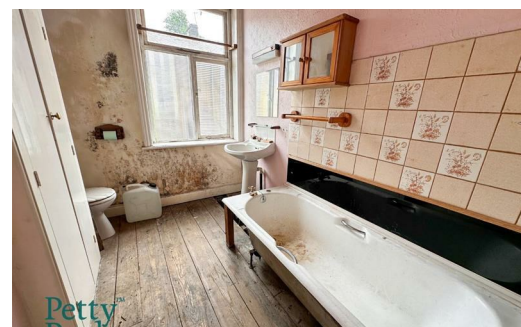
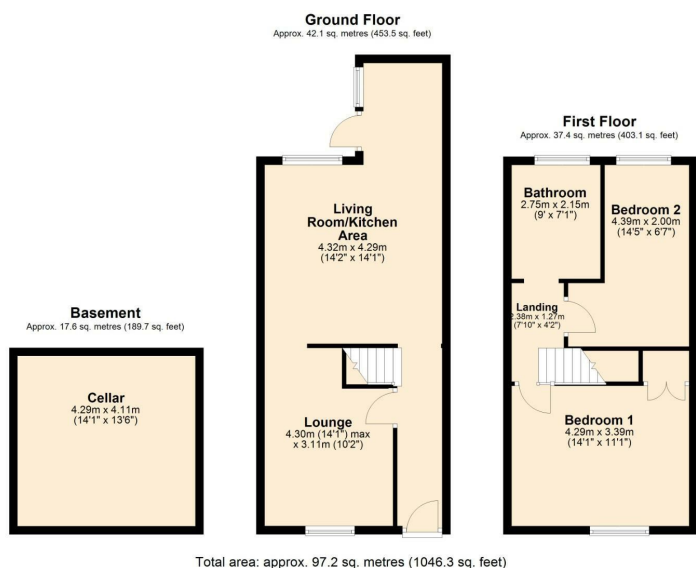
This property is perfect for investors or buyers with a vision to restore and modernize it, bringing it up to current standards. Given its condition, it is a blank canvas waiting for the right buyer to unlock its potential. Don't miss this unique chance to create a bespoke living space tailored to your preferences and needs.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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