

Because life is

PettyTM
Real

16 Spring Lane
Colne
BB8 9BD



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



For Sale

- Back to back cottage
- Popular location
- Ideal for a first time buyer
- Walking distance of amenities
- Lounge & fitted kitchen

Auction Guide £54,000

- Cellar
- Bedroom
- Three piece bathroom
- Attic
- No chain



Situated on Spring Lane in Colne, this charming back-to-back cottage offers a characterful and compact living space spread over three floors. Ideal for first-time buyers or investors, the property combines traditional charm with a practical layout in a convenient location close to local amenities and transport links.

The ground floor features an open-plan lounge and kitchen area, creating a welcoming and versatile living space. The kitchen provides ample storage and workspace, while the lounge area offers a cosy setting. A cellar below adds useful additional storage.

On the first floor, the landing leads to a well-proportioned bedroom and a three-piece bathroom. The second floor is home to a spacious attic which could be used as an home office, or hobby space, offering flexibility to suit individual needs.

Located within easy reach of Colne town centre, the property benefits from excellent local amenities, schools, and transport links. With its unique layout and potential, this cottage is a great opportunity for those looking to put their own stamp on a character property in a sought-after area.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.