



Hilton &
Horsfall

BB8 ODW

Bridge Street, Colne

By Auction £275,000

- For Sale by Modern Auction – T & C's apply • Subject to Reserve Price • Buyers Fees Apply • Investment / Development Opportunity

A fantastic development opportunity, this property is situated in the heart of Colne and close by to local amenities and transport links. This large plot briefly comprises of; an entrance hallway, a comfortable sized living area, an additional spacious sitting room, Dining kitchen with access to the cellar and rear garden. On the first floor you will find two well proportioned bedrooms and a large house bathroom, additionally on the 2nd floor there are two more well proportioned bedrooms. There is a walk way through to number 9 Bridge street where you will find a spacious bathroom, and a large open plan room with x8 windows. On the 2nd floor of number 9 Bridge street there is another large open plan room. Externally to the outside of the property are more out buildings and flagged garden area. This is a development opportunity with various opportunities whether it be residential or commercial. Early viewings are advised.





Lancashire

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7 BRIDGE STREET

ENTRANCE HALLWAY

LIVING ROOM 13'9" x 16'10" (4.198m x 5.143m)

SITTING ROOM 14'6" x 16'0" (4.433m x 4.899m)

KITCHEN 13'2" x 9'11" (4.028m x 3.037m)

Having access to the rear garden and cellar.

FIRST FLOOR / LANDING

BATHROOM 10'5" x 13'3" (3.185m x 4.045m)

BEDROOM ONE 10'7" x 16'10" (3.235m x 5.150m)

BEDROOM TWO 10'6" x 13'4" (3.201m x 4.073m)

SECOND FLOOR

ATTIC ROOM ONE 16'9" x 11'9" (5.107m x 3.598m)

ATTIC ROOM TWO 10'4" x 16'8" (3.168m x 5.085m)

9 BRIDGE STREET

Having a walk way through from 7 Bridge street.

LARGE OPEN PLAN ROOM

Having x8 windows

SECOND FLOOR

LARGE OPEN PLAN ROOM

EXTERNALLY

Externally to the outside of the property are more out buildings and flagged garden area. This is a big development opportunity and early viewings are advised.

PLANNING INFORMATION

A pre application for six bungalows on the ground to the rear was submitted on a pre application basis and positive comments were made by the planning officer.

AUCTIONEER COMMENTS

Auctioneer Comments

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 (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% 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 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.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they

will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral

arrangement and payment prior to any services being taken by you.

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the

fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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OUTSIDE

Externally to the outside of the property are more out buildings and flagged garden area. This is a big development opportunity and early viewings are advised.









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