Stockclough Lane, Feniscowles, Blackburn, BB2 5JR

- 5,500 Sq Ft Stone Detached
- Scope To Develop Into Several Houses (Subject To Planning)
- Sold Via Modern Method Of Auction
- Subject To Reserve
- Semi Rural Location
- Additional Land Available By Separate Negotiations
- Buyers Fees Apply

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HERE TO GET *you* THERE

Guide Price £550,000

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DESCRIPTION

Dating back to the mid 18th century, this expansive 5,500 sq ft stone barn offers exciting potential to develop something pretty special. Whether that be one incredible house or separating it into several units.

The current layout offers 6 ground floor bedrooms with several living rooms to the ground floor. The property has also been used in the past for commercial purposes.

Location - Local amenities, shops, and excellent schools can be found in Feniscowles and Pleasington, while the renowned Pleasington Golf Club and numerous bridleways and country trails lie nearby. There are excellent transport links via the M65 providing easy access to Blackburn, Darwen, Chorley, Preston, Manchester, and beyond.

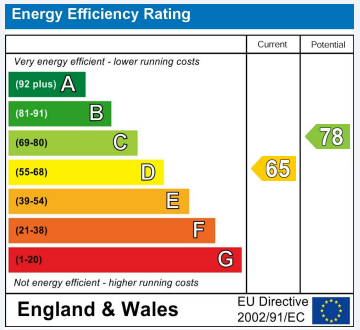
Auctioneers Comments:
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

GROUND FLOOR

FIRST FLOOR

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact darwen@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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