



## Crabtree Street Colne

### FOR SALE BY AUCTION

**CRABTREE STREET  
COLNE  
LANCASHIRE  
BB8 0DF**

**600.35 Sq Ft (55.77 Sq M)**

- Convenient residential location.
- Colne town centre within a 10 minute walk.
- Junction 14 of the M65 within 1 ½ miles.
- Previous residential planning consent.

### Location

The plot is situated at the bottom of Crabtree Street at its junction with Shaw Street in an established residential location.

Colne town centre and its amenities are within approximately 1 mile of the site, and access to the M65 motorway at junction 14 is approximately a 10 minute drive.

### Description

The plot is situated at the end of a row of terraced properties and is subject to a gradient from North to South.

It is virtually rectangular in shape with open boundaries.

The surrounding area is predominantly residential, being a mix of terraced and semi-detached properties.

Colne as a location has remained popular throughout the years, it has excellent communication network, good schools and a vibrant town centre.

### Site Investigation

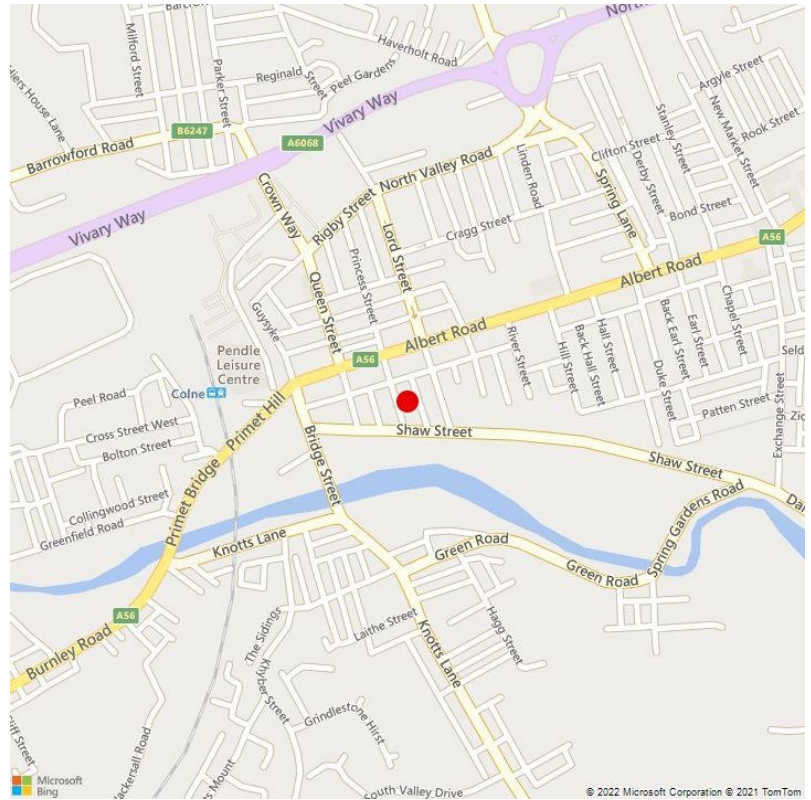
600 sq. m approximately.  
The site is open for inspection.

### Tenure

Long Leasehold.

### Services

We understand all mains services are available in the area, but interested parties must satisfy themselves as to the location and capacity.



### Planning

Outline planning was granted for residential development of four apartments in 2003 application number 13/3/0175P. This has expired however the local planning authority, Pendle Borough Council, have indicated that they would look favourably upon a residential development of the site. Enquiries regarding planning should be directed to the Planning Department on 01282 661661.

We have attached details of the proposal as submitted in 2003.

### Price

For sale by the Modern Method of Auction: Starting bid price £50,000. This property is for sale by the Lancashire Property Auction powered by "iam-sold".

### Tenure

Long Leasehold.

## AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction which is not to be confused with traditional Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date that the buyer's solicitors is in receipt of the draft contacts and a further 28 days thereafter to complete.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 4.2 % including VAT subject to a minimum of £6,000 Including VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the reservation form and all terms and conditions can be found in the legal pack which can be downloaded for free from [www.agentauctionpage.co.uk](http://www.agentauctionpage.co.uk).

Please note that the property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid. Both the starting bid and reserve price can be subject to change. Terms and Conditions apply to the Modern Method of Auction, which is operated by the Lancashire Property Auction powered by "iam-sold".

TO VIEW OR MAKE A BID - contact Katy Wilson on 0161 300 7100 or visit [www.iam-sold.co.uk](http://www.iam-sold.co.uk)

### Additional Information

#### Legal Costs

Each Party is to be responsible for their own legal costs incurred.

#### VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

#### Viewings

Petty Commercial  
Empire Business Centre 2 Empire  
Way Off Liverpool Road Burnley  
BB12 6HH

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