



Residential / Commercial Development Opportunity

FOR SALE

**14 LENCHES FOLD
COLNE
LANCASHIRE
BB8 8HT**

2,232 Sq Ft (207.35 Sq M)

- Mixed use offering cottage and commercial properties together with vacant piece of land.
- Possibility of residential development subject to necessary planning consent.
- Popular residential location.
- Approximately 1 mile from Colne town centre and a similar distance to junction 14 of the M65 motorway network.

Location

Lenches Fold is situated just off Lenches Road situated to the right hand side after passing over Colne Water. Albert Road, the main arterial road leading into Colne is approximately 1/4 mile drive. Access onto the M65 at junction 14 is approximately 1 mile distance.

Description

This development opportunity offers a range of different buildings all connected but self-contained. Fronting Lenches Fold is a two storey stone built property, on the ground floor there is a garage with spiral staircase leading to two first floor rooms and a bathroom. Adjoining and to the rear is a cottage of stone construction with a flagged stone roof and comprises on the ground floor of a living kitchen and on the first floor there are two bedrooms and a bathroom. Attached is a commercial building that has been used as a motor repair garage for many years being of stone construction with a pitched flagged roof. It is open plan with steel double door access.

Adjacent to the cottage on Lenches Fold is a vacant piece of land that can be identified by the Harris fencing.

Garage Ground Floor

Garage facility 30.45 sq.m 327 sq.ft

First floor

Room 1 7.58 sq.m 81.6 sq.ft

Room 2 6.17 sq.m 66.0 sq.ft

Bathroom 4.4 sq.m 48.0 sq.ft

Cottage

Ground Floor

Living Kitchen 18.92 sq.m 203 sq.ft

First floor

Bedroom 1 17.37 sq.m 187.0 sq.ft

Bedroom 2 (fitted wardrobes) 23.51 sq.m 253.0 sq.ft

Bathroom Three piece suite

Workshop (including WC) 106.72 sq.m 1148 sq.ft

Total Gross Internal Area 207.49 sq.m 2232 sq.ft



Planning

The purchaser must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed Pendle Borough Council Planning Department on 01282 661661

Price

£140,000 (one hundred and forty thousand pounds)

Business Rates

To be assessed.

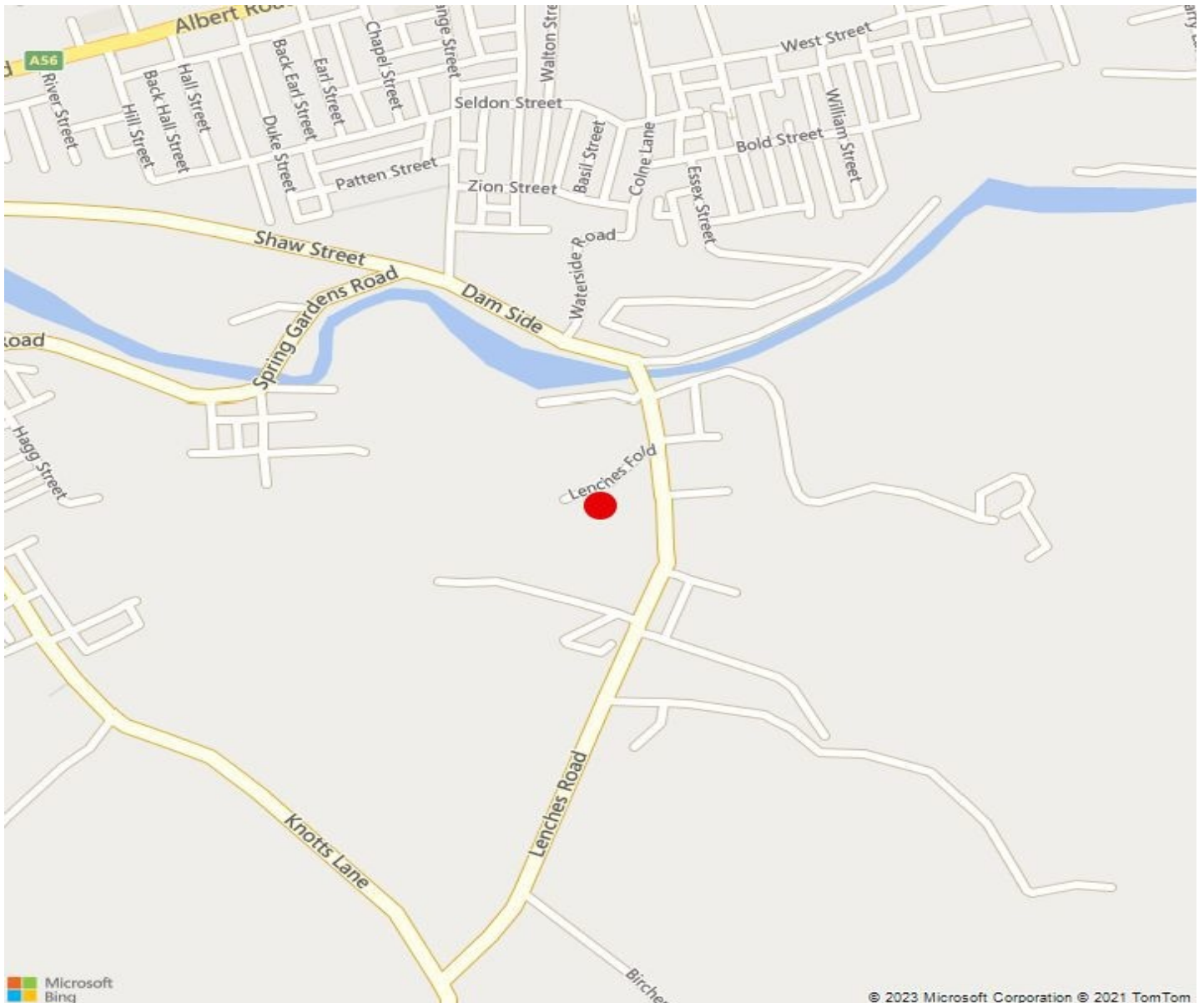
Services

We are advised that gas is available to the site as is mains water, electricity and drainage to public sewer. There is no gas central heating within any of the premises.

Services Responsibility

Interested parties must satisfy themselves as to the location and capacity of the services.





Additional Information

Viewings

Petty Chartered Surveyors
Suite 125b, Empire Business
Centre 2 Empire Way Off
Liverpool Road Burnley BB12
6HH

Legal Costs

Each party is responsible for
their own legal costs.

VAT

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

DISCLAIMER

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.

