

Guide Price £845,000



Armitstead
Barnett

11 Old Road, Chatburn, Clitheroe, Lancashire, BB7 4AB





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- New build property to be tailored to the buyers requirements.
- Quiet Village location close to all amenities
- Catchment for Clitheroe Schools
- South Facing with lovely views
- High quality contemporary finish.
- 5 Beds set over three Floors



5



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A new build five-bedroom house set over three storeys and extending to approximately 3068 sq. ft on a plot that extends to approximately 0.24 acres, with fantastic open views towards Pendle Hill.

This property offers the purchaser an opportunity to bespoke a house to their own style and needs. J & J Construction (NW) Ltd, a well-regarded local developer, constructed Hare Hill Croft, the 10 houses adjacent to 11 Old Road.

Construction has now begun; however, the build is still at a stage where a purchaser can specify their own requirements. Number 11 Old Road will be constructed to a high specification of traditional construction covering three floors, using coursed stone complemented with render.

The roof will be finished in Blue Slate. Large high-performance double-glazed aluminium windows with matching rainwater guttering complete the exterior, along with an integrated double garage.

J & J Construction NW LTD will work closely with each individual purchaser to ensure that exacting standards are met and that the final product is a perfect, bespoke home.





Specification.

Heating–Underfloor heating will feature on the lower and ground floors, with traditional panelled radiators on the first and second floors.

Lounge–Optional log burner and floor finishes subject to specification.

Kitchens–The bespoke kitchen is manufactured and supplied by J&J Ormerod of Rossendale. The kitchens will incorporate appliances, including an integrated fridge/freezer, ovens, induction hob, extractor fan, microwave, warming drawers, and integrated dishwasher–subject to specifications. Purchasers will have the choice of worktops and door finishes. Wall tiles and floor coverings are included with a prime cost sum.

Utility Room–There will be space for a washer and dryer in the utility area.

Bathrooms–Purchasers will have a choice of sanitary ware, tiling, fixtures, and fittings with a prime cost sum.

Tiling–Wall and floor tiles will be supplied by Collins White Tile Importers & Distributors of Clitheroe to bathrooms, en-suites, and kitchens with a prime cost sum.

Gardens–The gardens will be laid to lawn with stone patios or gravel. Boundaries will be wooden close-boarded fencing or indigenous hedging.

Smart Home–To link modern devices into the home environment, our “Smart Home” optional system can be tailored to your requirements.

General–There will be a choice of skirting boards, architraves, and internal doors.

LED spotlighting where specified and external wall lighting.

Optional hardwiring for CAT 6, home security, and CCTV.



General Remarks

Services: The property will have the benefit of mains water, mains electricity and mains drainage. This will be from the latest energy efficient air source/gas heating system for energy efficiency manufactured with heat recovery/renewable options such as Solar, PV panels

Parking allocated and number of spaces : Garage and driveway for 2 cars.

Construction Type : Standard.

Building Safety : None known to the vendor.

Restrictive Covenants : None known to the vendor.

Listed building : The property is not listed.

Conservation Area / AONB : Yes it is in an AONB.

Easement, and Wayleaves or Rights of Way : None known to the vendor.

Footpaths / Bridleways : None known to the vendor.

Flooding : The area is at a low risk of flooding and does not sit in a flood zone.

Unimplemented Planning Consents : None known to the vendor.

Planning Consents affecting the property : None known to the vendor.

Accessibility adaption information : None known to the vendor.

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Superfast 80 MBPS available in the area.

Mobile signal: EE, Three, O2, Vodafone all available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Ribble Valley Borough Council **Council Tax:** Band TBC

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

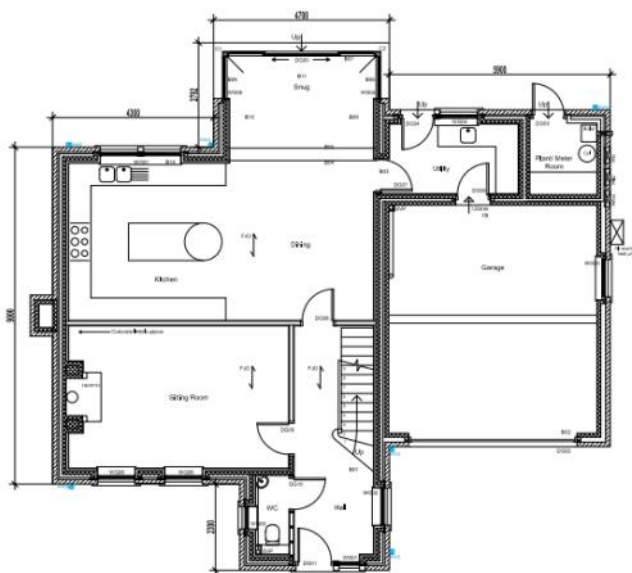
What3words Location : [///regime.mailer.pulps](http://regime.mailer.pulps)

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

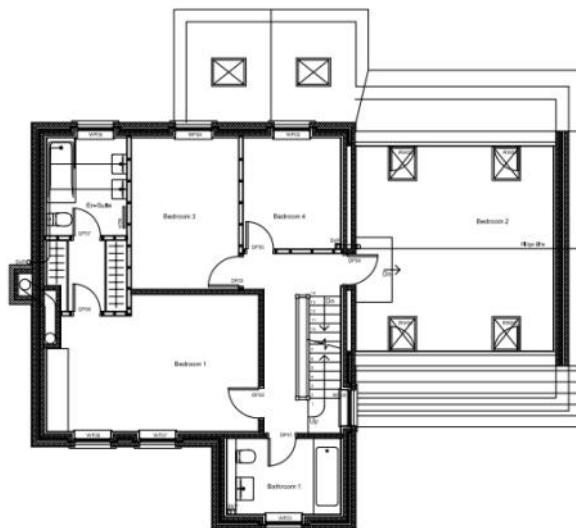
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

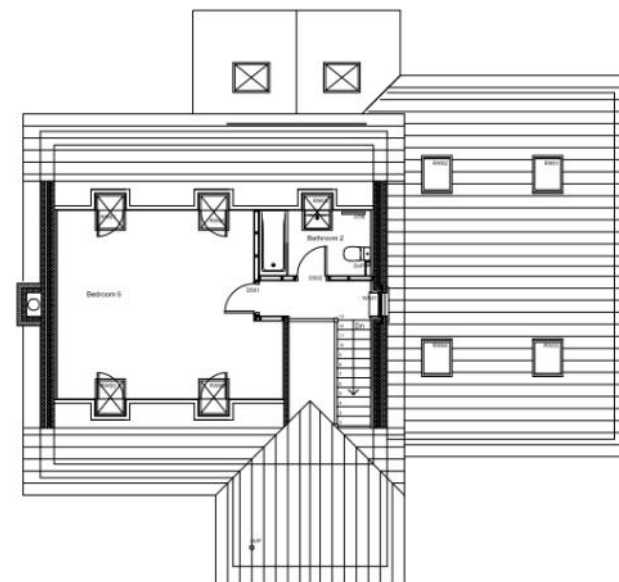
SUBJECT TO CONTRACT



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50



SECOND FLOOR PLAN 1:50

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract



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