

CLITHEROE - 10 miles

BARROWFORD – 6 miles

**Stocks House
Middop
Near Gisburn
Clitheroe
Lancashire BB7 4JN**

**To be sold by Auction
(Guide price : Over £400,000)**



A substantial two bedroom detached residence set in an elevated position, well located with extensive grounds. A house with character and potential for extension (subject to planning permission) with a private driveway and large garage facilities. Open views from every window make this property well worth viewing to appreciate the full potential for investors and developers.

The property will be offered for sale by auction, subject to conditions and unless sold previously in the Festival Hall, Gisburn at 2.30pm on Friday 9th February 2018.

Viewing: Strictly by appointment through the Selling Agents

Auctioneers: Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe, BB7 4LH
Tel: 01200 441351 Fax: 01200 441666

Solicitors: Messrs Steele & Son, 2-4 Castlegate, Clitheroe BB7 1AZ
Tel: 01200 427431

DESCRIPTION

Stocks House is situated on the outskirts of Clitheroe with the potential to create a large family home. The building is a detached two storey house of rendered brick construction with slate roof built around 1925. Set in a peaceful garden with mature trees the accommodation is as follows:



THE HOUSE

Back Porch (1.98m x 2.13m) Porch housing terracotta tiled top for plants etc. Housing washing machine/dryer, boiler room/drying room off porch.

Kitchen/Dining Room (3.3m x 8.13m) Large kitchen/diner with a mixture of units and painted built-in cupboards with workstation. Large walk in pantry off the kitchen.



Hallway (3.51m x 6.1m) Beautiful large hallway with oak staircase descending centrally with understair storage and downstairs cloakroom leading off.



Cloakroom (1.75m x 1.83m) Small understair cloakroom with toilet and washbasin.

Lounge (4.78m x 6.25m) Large lounge with bay window and views directly over Pendle Hill. Large Italian marble open fireplace. Double glass doors into Sun Lounge.



Bedroom 3/Study (3.96m x 4.88m) Panelled room with large window overlooking Pen y Ghent. French windows overlooking the front garden. One wall with hand crafted built-in bookcases/cupboards.

Sun Lounge



First Floor

Bedroom 1 (4.67m x 4.27m) Large main bedroom with two windows and complete wall built-in wardrobes.



Bedroom 2 (3.53m x 3.05m) Small double bedroom with built-in wardrobes.



Bathroom (2.97m x 4.27m) Large bathroom housing large built-in bath, double marble wash basins, built-in cupboards the full width of the room, under basin cupboard storage. Loft access.



OUTSIDE

Stocks House is set within an acre of landscaped gardens, large parking area and private drive. Large greenhouse and outhouses at rear of garage.

Garage (7.7m x 7.3m) Timber built garage for three cars with concrete floor. Mains electric and water supply.



- Services**
- Mains electricity
 - Private borehole water supply
 - Septic tank drainage (shared)
 - Oil fired central heating

Council Tax Band F – Ribble Valley Borough Council

EPC Rating graph



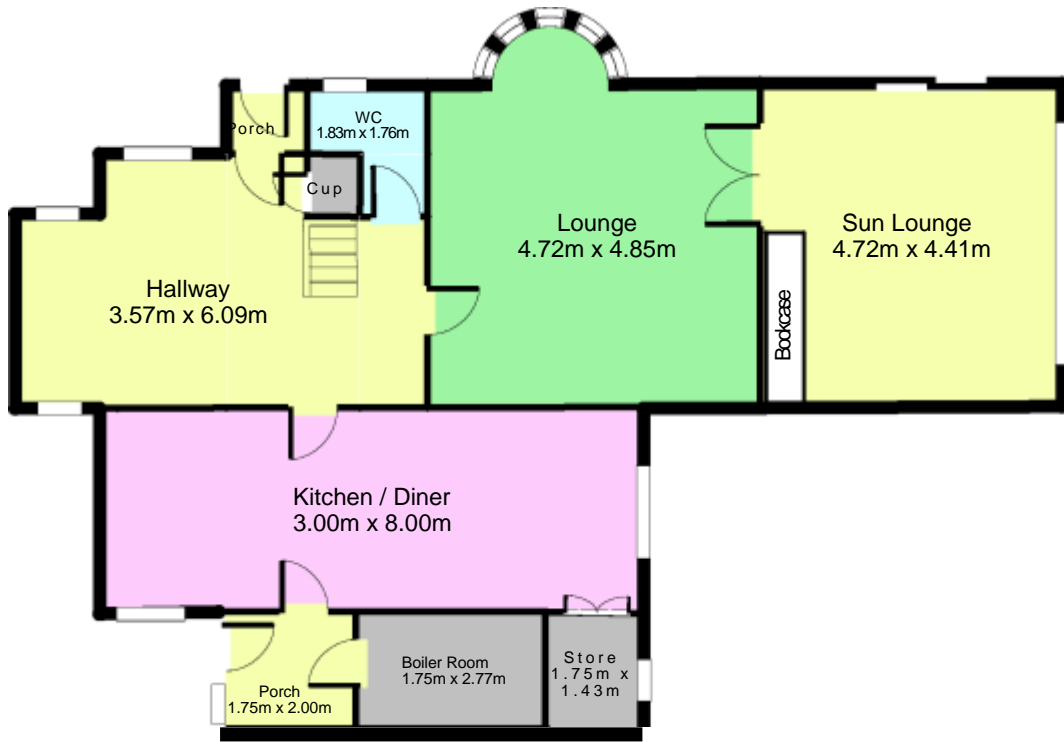
MONEY LAUNDERING REGULATIONS:

Money Laundering Regulations under ‘The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017’ (SI 2017/692), brought into effect in June 2017.

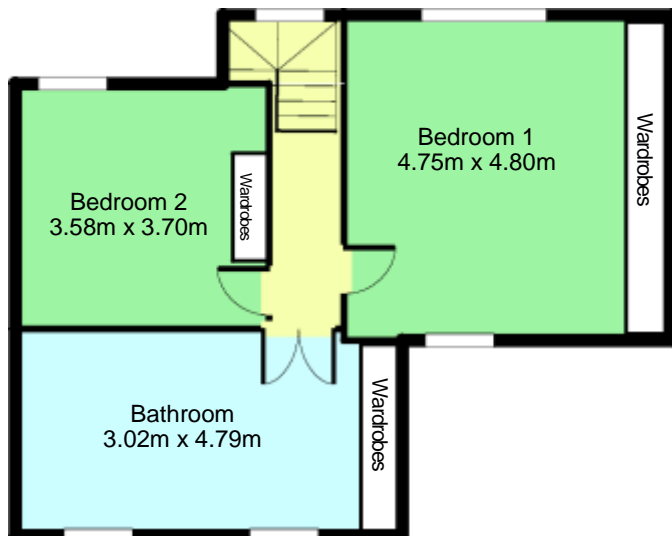
We are now obliged to ask all intending bidders to register with us and complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided (*however please note the Experian search will NOT involve a credit search.*)

Any prospective purchaser should therefore provide us with photographic identification (passport or driving licence) and proof of address (utility or Council Tax bill) at our office **before the sale** or to the auctioneer **prior to commencement of the sale.**

Stocks House



Ground Floor



First Floor

GENERAL REMARKS AND STIPULATIONS

Situation

Stocks House is situated 10 miles east of Clitheroe and 5 miles west of Barrowford on the A682 in the Middop district. Approaching on the A682 a sale board is erected on the roadside in front of the property on the junction of Stocks Lane.

Local and Service Authorities

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe (Tel: 01200 425111)
Lancashire County Council, County Hall, Preston. (Tel: 01772 254868)
United Utilities (Electricity Supply) (Tel: 0800 1951452)

Viewing

The Property may be inspected by appointment through the Auctioneers Richard Turner and Son, Sawley, Clitheroe. Telephone 01200 441351.

Particulars of Sale

The descriptive particulars (but not the Stipulations and Special Conditions of Sale) do not constitute, or constitute any part of, any offer or contract and all Statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. Any intending Purchaser should satisfy himself as to their correctness. The Vendor does not make nor give and neither Richard Turner and Son nor any person in their employment has any authority to make or give any warranty to the Land and Property

Sale Particulars and Plans

The Plan and Quantities are based upon the latest available edition of the Ordnance Survey as revised by the Auctioneers. Such Plans and Quantities and these Particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

Walls Hedges and Fences

The Purchaser of the property will be required to maintain in stockproof condition the walls, hedges and fences marked with a "T" on the side of the wall, hedge or fence to which it belongs. Where there is no wall, hedge or fence built or existing, or where the existing wall, hedge or fence is not in reasonable repair, then the Purchaser will be required to erect an adequate stockproof fence within three months of completion and thereafter maintain it in a stockproof condition.

Tenure and Possession

The Property is Freehold and Vacant Possession will be given on Completion.

Timber and Wood

All growing timber and fallen timber are included in the sale.

Town Planning and Local Land Charges

So far as the Vendor is aware the present use of the Property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning.

Each Lot is sold subject to all Local and Land Charges and any requirements enforceable by any Local or other Public Authority, and subject to all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority, and the Purchaser shall not be entitled to any compensation, indemnity or right of rescission in respect thereof.

Rights and Easements

Each Lot is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines through, over or under any Lot, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or construction in connection with such rights.

Overhead Electricity and Telephone Lines and Underground Cables

The Purchaser of each Lot shall take it subject to such wayleaves as effects the same and where applicable wayleave rents shall be apportioned by the Vendor to the various Lots. The Purchaser of the Lots affected by the wayleaves shall be responsible to notify the appropriate authority of their interest.

Fixtures and Fittings

The Fixtures and Fittings are excluded from the sale unless they are expressly stated as being included.

Disputes

Should any dispute arise before or after the date fixed for Completion between the Purchasers or between the Vendor and the Purchaser as to the interpretation of the Particulars or any matter whatsoever arising therefrom, or thereout, that matter in dispute should be referred to the arbitration of Richard Turner of Richard Turner and Son, whose decision shall be final and binding on the parties in dispute.

Order of Sale

The Vendor reserves the right to sell the Whole Property or any Lot or part of it before the Auction, to alter the Order of Sale, to amalgamate or divide the Lots, or withdraw the Whole or any Lot or Lots, without declaring the reserve price. It is, however, anticipated that the Property will be offered as catalogued.

Unsold Lots

In the event of any Lots remaining unsold the Vendor shall be entitled to exercise any rights or other matters over other Lots reserved in the Particulars, Stipulations or Conditions of Sale and shall hold subject to any such rights granted in favour of the Purchaser of any other Lot.

Conditions of Sale

The Conditions of Sale WILL NOT be read out at the Auction Sale but a copy thereof will be available for inspection at the Offices of the Vendor's Solicitors during normal working hours for fourteen days prior to the date of the Auction Sale.



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Ordnance Survey. © Crown Copyright 2017. All rights reserved.
License number 100023432. Plotting scale: 1:1250



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Gridlines Source: © Crown Copyright 2017. All rights reserved.
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MISREPRESENTATION ACT 1967:

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