Starting Bid Price £250,000 Plus Reservation Fee

Edge End House
Edge End Lane
Nelson  BB9 0PR
DESCRIPTION

Edge End House comprises a Grade II listed detached property constructed Circa 1750, occupying an idyllic hamlet setting consisting of the neighbouring Grade II listed Edge End Hall and 19th Century cottages located on Edge End Lane. The property is concealed behind high stone walls providing an excellent degree of privacy with a lawned garden area to the front, patio area to the side and a further garden area which is now overgrown but offers excellent potential.

This property is for sale by North West Property Auction powered by iam-sold Limited.

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 the buyer’s solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. 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 3.5% subject to a minimum of £5,000 plus 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 the auction section of our website or requested from our Auction Department.

Please note this 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 North West Property Auction powered by iam-sold Ltd.

As you enter Edge End House to the ground floor you are greeted by a central entrance hallway accessed by a round headed doorway with triple key stones and half glazed door. There is useful under stairs storage and a return staircase ascends to the first floor and a staircase accessing the lower ground floor cellar. Two independent reception rooms are located to the front of the property and boast feature fireplaces with open fires and mullion windows which enjoy a pleasant aspect over the front garden. Located towards the rear of the property is a further snug with solid fuel stove and a passage way providing access to the kitchen where there is a utility room and larder store. Located to the very rear of the property with a pitched ceiling with exposed beams and stone work is a delightful dining kitchen which houses a range of matching base units finished in cream with solid wood working surfaces and Belfast sink unit together with a Range cooker. There are mullion windows located on two elevations and a timber door provides access to the side patio.

On the first floor there are three excellent double bedrooms and a fourth single bedroom. The family bathroom is generous in size and comprises a four piece suite in white comprising low level wc, hand wash basin, double shower cubicle and a central feature free standing roll top bath. On the second floor there are two substantial attic rooms offering additional living accommodation if required subject to the usual regulations and approvals.

EXTERNALLY

To the front of the property is a walled garden with timber entrance gates. The garden area to the front is laid mainly to lawn with established bedding plants and there are paved pathways leading to the side of the property where there is a stone patio, workshop and further garden area which is presently overgrown but offers excellent potential. Additionally there is a garage located at the side of the outbuilding.

Viewing is absolutely essential to fully appreciate the property's tranquil setting and numerous characteristic features.

Additionally located nearby are the Hard Platts playing fields, an excellent area for recreational activities and dog walking

LOCATION

Occupying a tranquil backwater position located off Walverden Road, Edge End House is located at the bottom of Edge End Lane and can be easily identified by our For Sale board. Local schooling including St Paul’s Primary and Marsden Heights Secondary School are within comfortable walking distance and the M65 motorway is a short drive away providing excellent commuting throughout East Lancashire. Walverden Road is also serviced by a regular bus route.

VIEWING

Strictly by appointment through the agent’s Burnley office.

SERVICES

The heating system, electric appliances and fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.
Chartered Surveyors, Auctioneers, Estate Agents
Petty Chartered Surveyors (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of this property for whom they act give notice that:

1. These particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract. Petty Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy.

2. No employee of Petty Chartered Surveyors (and their Joint Agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property. Petty Chartered Surveyors will not be liable in negligence or otherwise for any loss arising from the use of these particulars.

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Energy Performance Certificate

Edge End House, Edge End Lane, NELSON, BB9 0PR

Dwelling type: Detached house  
Date of assessment: 14 August 2018  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 249 m²  
Reference number: 0754-2804-6587-9298-8521

Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:
- £10,011

Over 3 years you could save:
- £3,129

Estimated energy costs of this home:

<table>
<thead>
<tr>
<th></th>
<th>Current costs</th>
<th>Potential costs</th>
<th>Potential future savings</th>
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<tbody>
<tr>
<td>Lighting</td>
<td>£621 over 3 years</td>
<td>£342 over 3 years</td>
<td>You could save £3,129 over 3 years</td>
</tr>
<tr>
<td>Heating</td>
<td>£9,066 over 3 years</td>
<td>£6,213 over 3 years</td>
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<tr>
<td>Hot Water</td>
<td>£324 over 3 years</td>
<td>£327 over 3 years</td>
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<tr>
<td><strong>Totals</strong></td>
<td><strong>£10,011</strong></td>
<td><strong>£6,882</strong></td>
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These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

<table>
<thead>
<tr>
<th>Recommended measures</th>
<th>Indicative cost 2018-19</th>
<th>Typical savings over 3 years</th>
</tr>
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<tbody>
<tr>
<td>1. Internal or external wall insulation</td>
<td>£4,000 - £14,000</td>
<td>£1,590</td>
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<tr>
<td>2. Floor insulation (solid floor)</td>
<td>£4,000 - £6,000</td>
<td>£252</td>
</tr>
<tr>
<td>3. Draught proofing</td>
<td>£80 - £120</td>
<td>£222</td>
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</tbody>
</table>

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 03000 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.