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property & land

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Bridgcroft, Longsight Road, Copster Green BB1 9EX  
Guide Price **£425,000**



Presenting a unique opportunity in Clayton-Le-Dale, this derelict bungalow stretching to approximately 940 sq ft sited in approximately 1.6 acres of good grassland awaiting renovation. The property offers expansive countryside views to the rear and is conveniently located with good transport links.

The bungalow requires complete renovation but presents an opportunity for buyers to customize their ideal rural retreat. The accompanying 1-acre paddock provides ample space for expansion, redevelopment, or simply enjoying the surrounding countryside.

Subject to planning, it may well lend itself to a re-development opportunity, although still a great property in its own right. It currently comprises a spacious two bedroom bungalow with entrance hall, good sized lounge lounge, kitchen / diner, attached garage, summer house and surrounded by extensive lawned gardens as well as detached single garage. A rare opportunity to acquire a property / plot with huge potential in a much sought after location with outstanding views over open countryside.

Viewing is highly recommended to appreciate what this property has to offer.

The property is within easy reach of both Whalley, Mellor and Clitheroe, with a good choice of local primary and secondary schools. Blackburn town centre is a 20-minutes drive away and the nearby A59 provides excellent links to Preston and Skipton.

### **Services**

All mains services are connected.

### **Tenure**

We understand from the vendors to be Freehold.

### **Energy Performance Rating**

TBC.

### **Council Tax**

Band D.

### **Viewings**

Strictly by appointment only.

### **Office Hours**

53 King Street, Whalley, BB7 9SP  
Monday to Friday 9.00am to 5.00pm  
Saturday 9.30am to 2.30pm

### **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.

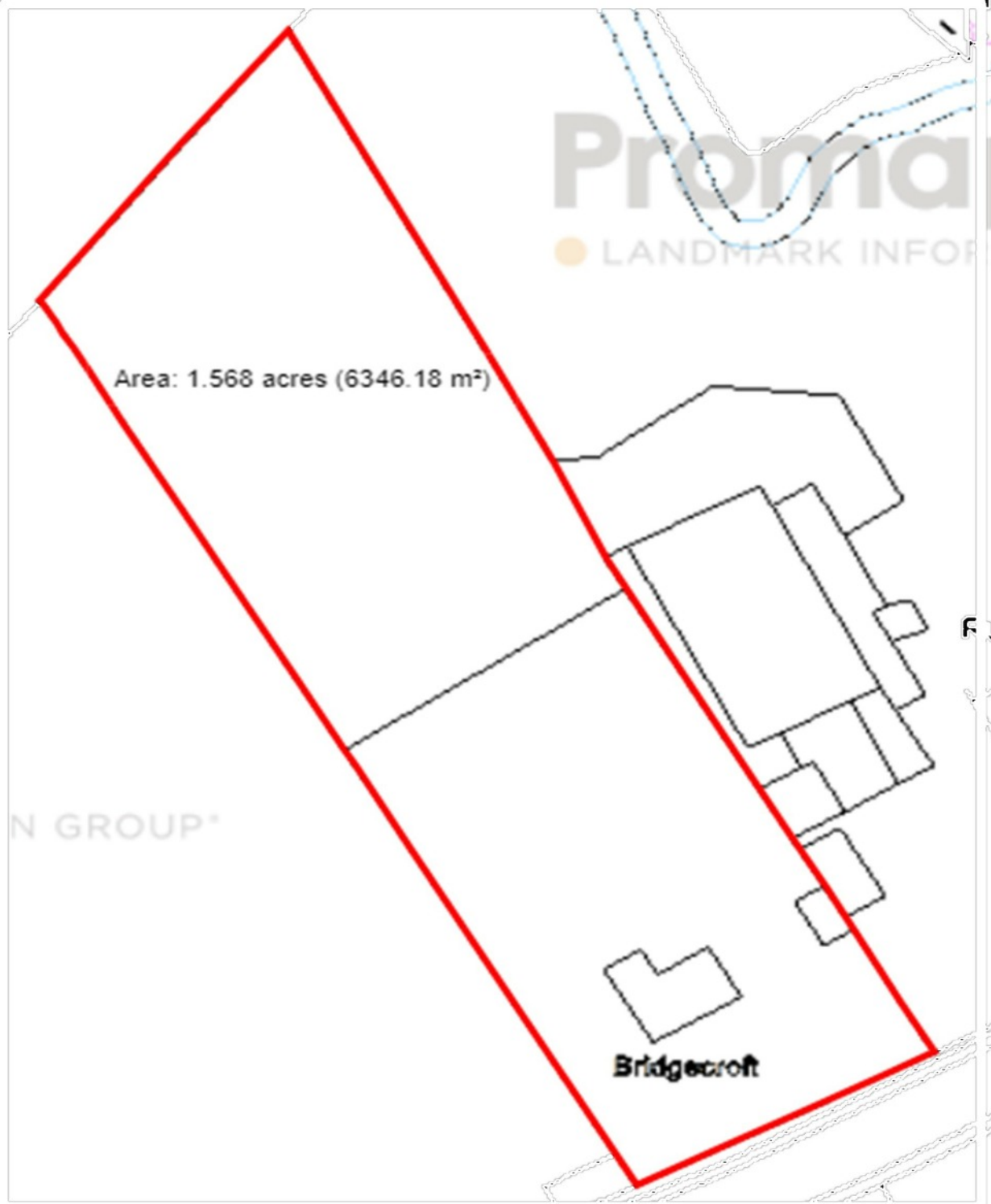
We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)

Area: 1.568 acres (6346.18 m<sup>2</sup>)

N GROUP\*

**Bridgecroft**

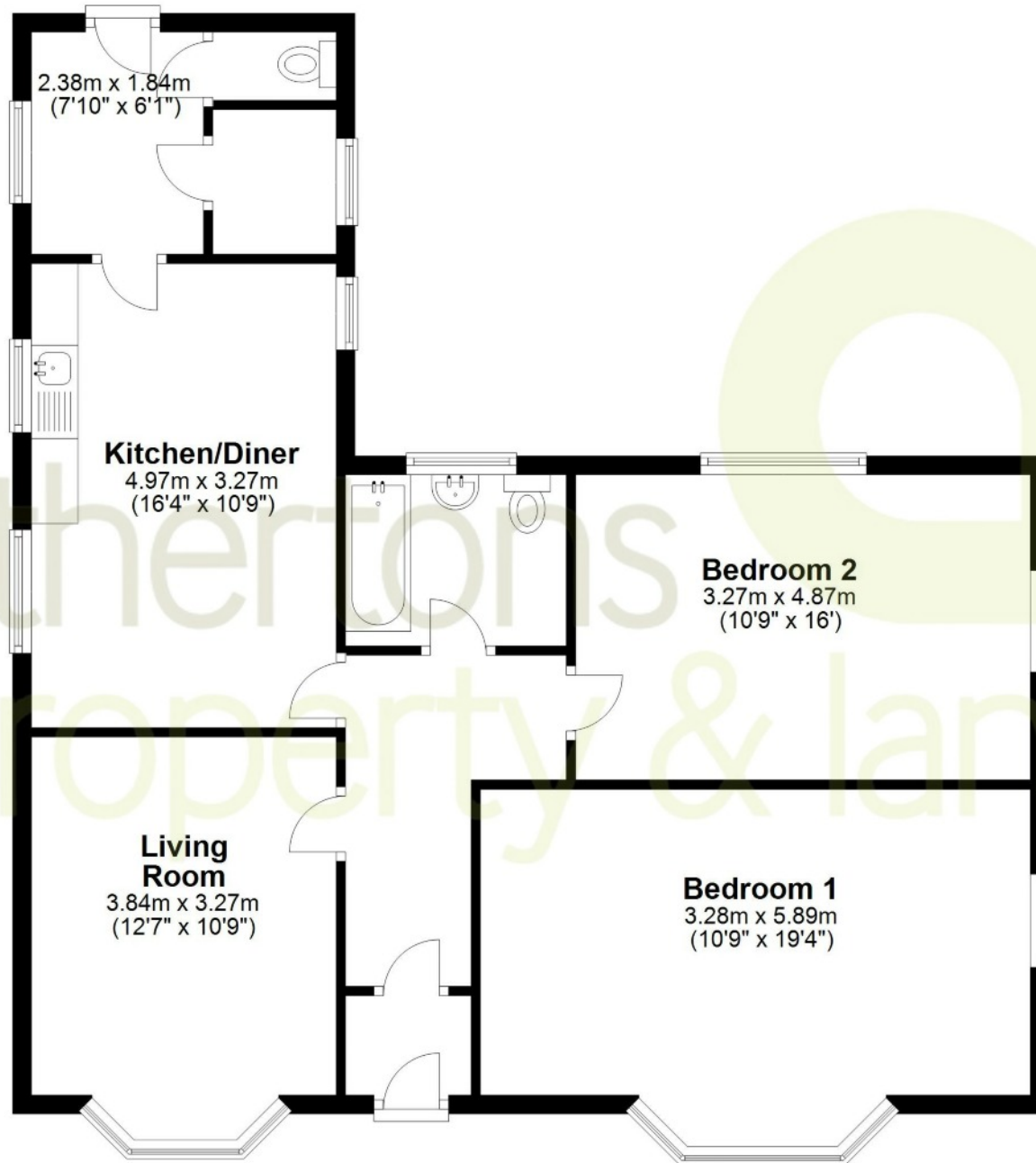




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### Ground Floor

Approx. 87.4 sq. metres (940.4 sq. feet)



Total area: approx. 87.4 sq. metres (940.4 sq. feet)



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