

Property For Sale

CEMETERY LODGE, KEIGHLEY ROAD, COLNE, LANCASHIRE, BB8 0PH



- **Stunning stone built 3 bedroomed lodge close to Colne Town Centre and with outstanding views towards countryside.**
- **With garden area, driveway and land which may be suitable for additional off road parking or to create a larger garden**
- **Requiring a programme of modernisation**

OFFERS IN THE REGION OF £200,000 INVITED

Property For Sale

- DESCRIPTION** Stone built two storey Cemetery Lodge within its own grounds and located next to the entrance to Colne Cemetery, and with off road parking and garden.
- CONSTRUCTION & ARCHITECTURAL DETAIL** The Lodge is in the Colne Neighbourhood Plan list of Non-designated heritage assets. It was built in 1899 and the entrance with its pyramidal gate piers and boundary wall was erected in 1860, but the railings are modern replacements. The gothic theme established by the chapel within the Cemetery is continued with the lodge, and following the same pattern as what is found at the Cemetery on Walton Lane in Nelson.
- Colne Cemetery Lodge features an enclosed porch punctuated by an original Victorian Gothic door with ornamental hinges and a dinky, trefoil headed hall window. Recessed above the porch are a pair of matching trefoil headed windows. The projecting gable contains a triple mullioned window to the ground floor and a double to the first floor. The stonework is very fine, with carved and chamfered quoins and lintels. On the non-gabled section of the façade, the slate covered eaves project heavily over the pair of trefoil windows and a pair of tall mullioned windows are arranged directly on top of one another on the ground and first floor.
- ACCOMMODATION** The accommodation comprises an entrance hall, two reception rooms, dining room, kitchen and utility area to the ground floor. To the first floor there are two double bedrooms, one single bedroom and bathroom.
- ACCESS** There is a right of vehicle access over the area coloured yellow on the plan which is also part of the access to the Cemetery.
- EXTERNAL** To the side of the Lodge there is a small garden and a large hard surfaced area which may be suitable to create a larger garden area, parking or the siting of a domestic garage subject to planning permission. There is a tarmaced driveway to the rear which is part of the property.
- SERVICES:** Water, electricity and gas are connected. The services have not been tested and any queries relating to the services should be addressed to the individual service providers.
- ENERGY EFFICIENCY RATING** The property has an energy efficiency rating of **E** and a copy of the certificate is available on request.
- INTEREST:** Freehold.
- LEGAL COSTS:** Each party to bear its own costs in the transaction.
- VIEWING:** For an appointment to view the property contact the Property Services Team on 01282 878939/938 or PropertyEnquiries@liberata.com

Property For Sale

OFFERS:

Offers to be submitted using the attached form:-

Liberata UK Ltd,
Property Services,
No.1 Market Street,
Nelson, Lancashire, BB9 7LJ or to PropertyEnquiries@liberata.com

Please note that the Council is under no obligation to accept the highest or indeed any offer.

OFFER FORM

In respect of the property address known as Cemetery Lodge, Keighley Road, Colne, BB8 0PH

I am willing to offer the sum of £.....

(in words)

Please state financial arrangements for purchase of the property and if it is subject to the sale of another property please state the current position – if on the market/under offer. Proof of financial arrangements will be required with this offer form for offers to be considered (e.g. bank statement/mortgage offer/letter from solicitor).

.....
MONEY LAUNDERING:

The Council operates a procedure to identify and deal with money laundering.

I understand that my offer is subject to Council approval and subject to contract, and that the Council is not bound to accept the highest or indeed any offer.

Proposed timescale:

(a) For exchange of contracts (b) Completion

Signature (sign here)

Name of Purchaser in capitals

(This must be the name of the party completing the purchase)

.....

Address

.....

.....

Telephone

..... Mobile

Email

.....

Name of Solicitor

.....

Address

.....

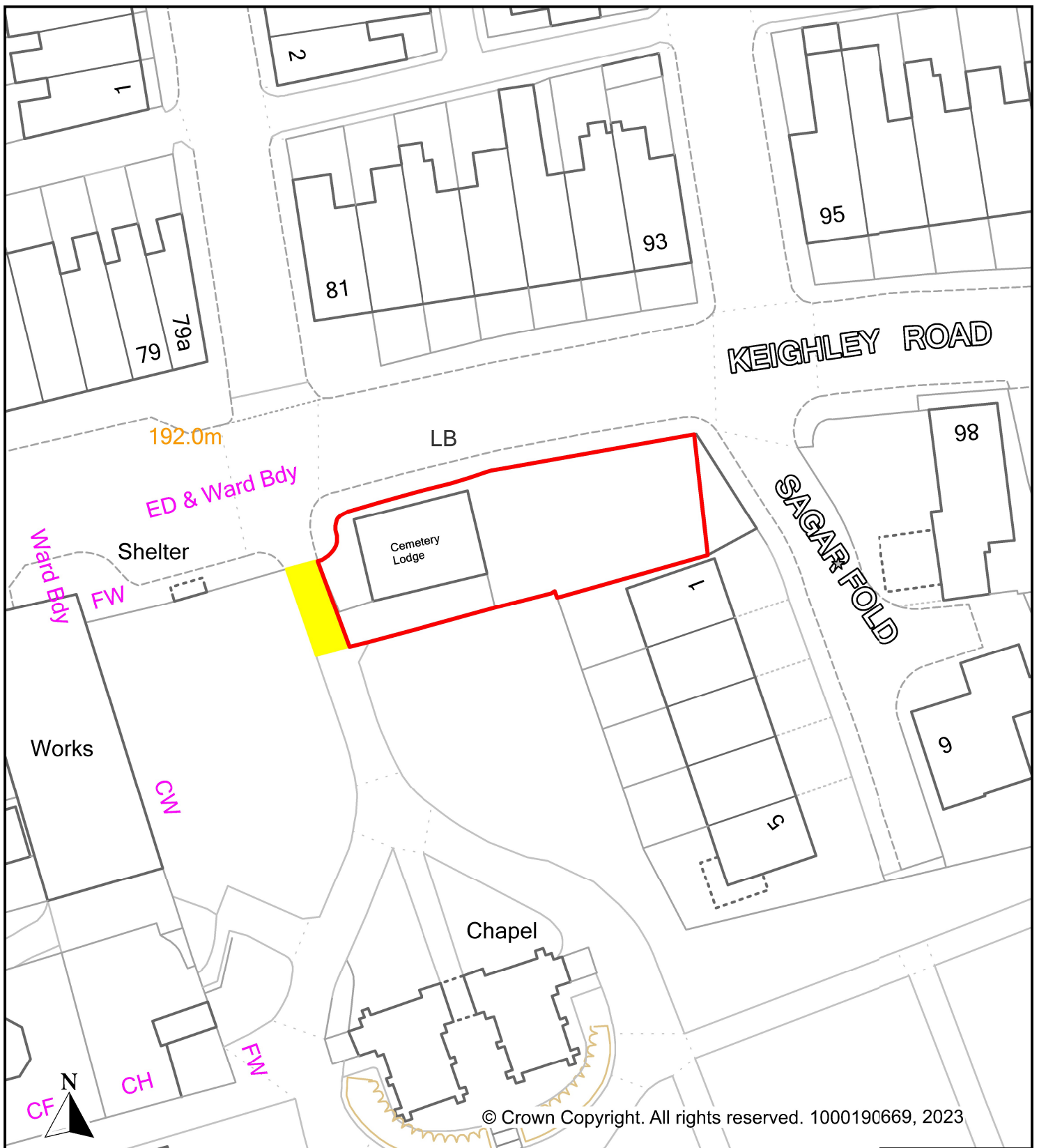
.....

Telephone Number

.....

By completing this information you consent to us processing your data to support your application and to provide the requested services. We take your privacy seriously and the data will not be held longer than necessary and not used for any other purposes.

Liberata UK Ltd, for themselves and for the vendor or the landlord of this property, give notice that: 1. These particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute any part of an offer or contract. 2. The accuracy of any statements or representations of facts, cannot be guaranteed and any prospective purchasers or tenants must satisfy themselves as to the correctness of each of the statements contained within these particulars. 3. The vendor or landlord does not make or give and neither Liberata UK Ltd., nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property. 4. Neither Liberata UK Ltd, nor the vendor or landlord, will be liable in negligence, or otherwise accept any responsibility for losses or expenses incurred or arising from the use of these particulars. 5. Money laundering regulations will be adhered to and checks made where required. 6. Personal information will be stored only for the purposes of this disposal and will be processed in accordance with data protection rules.



Description

**CEMETERY LODGE
KEIGHLEY ROAD, COLNE**

Area edged red: Area included in sale
Strip coloured yellow: Access strip over Council land

Scale 1:500

Drawing No.

E/CO/CL

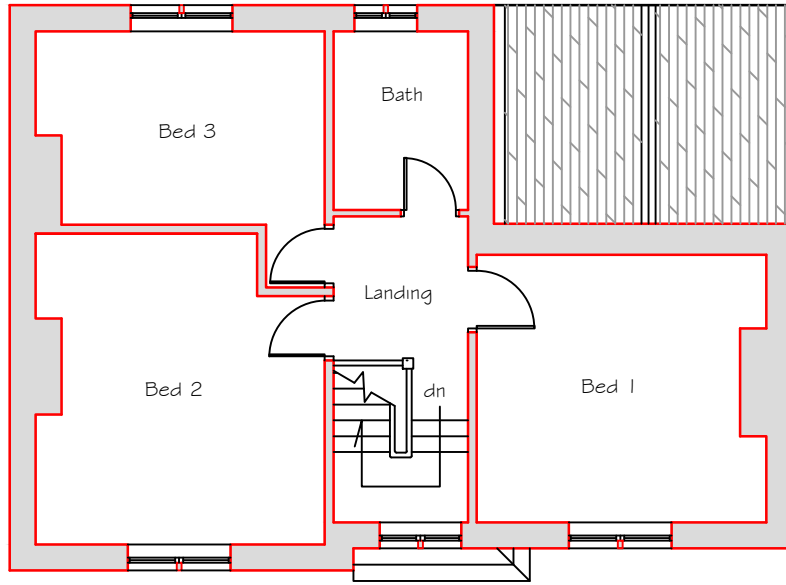
Drawn By
R.P-K

Date
Dec 2023

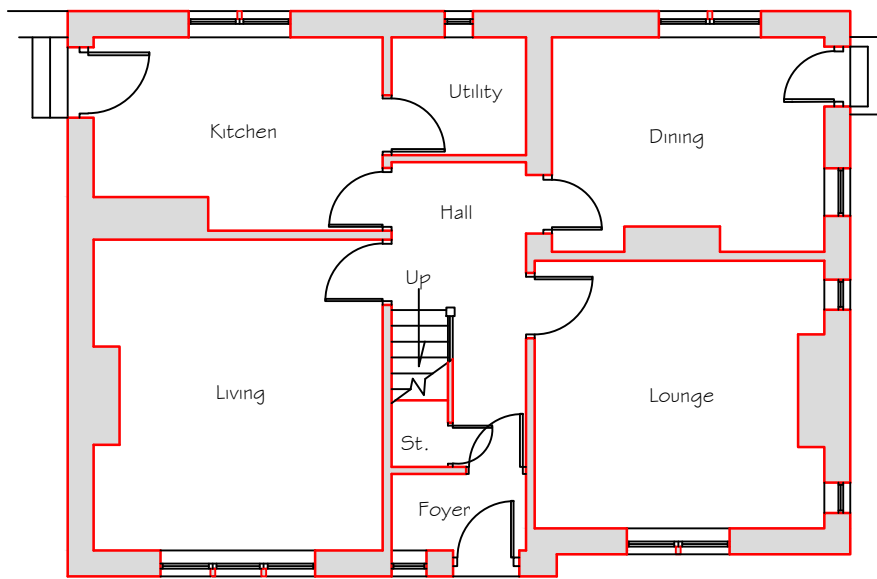
CAD Reference

Borough of
Pendle
Liberata

Property Services
No. 1 Market Street,
Nelson BB9 7LJ
Tel: 01282 878787
Fax: 01282 878993



FIRST FLOOR



GROUND FLOOR

*Do not scale

Description

Colne Cemetery Lodge
Keighley Road
Colne



In partnership with **Liberata**

PROPERTY SERVICES

No 1 Market Street,
Nelson BB9 7LJ.

~~Tel. 01282 676767~~

~~Fax. 01282 676999~~

Scale

1:100 @ A4

Drawing Number

/

Drawn By

DBC

Date

02/2022

CAD Reference