



Hilton &
Horsfall

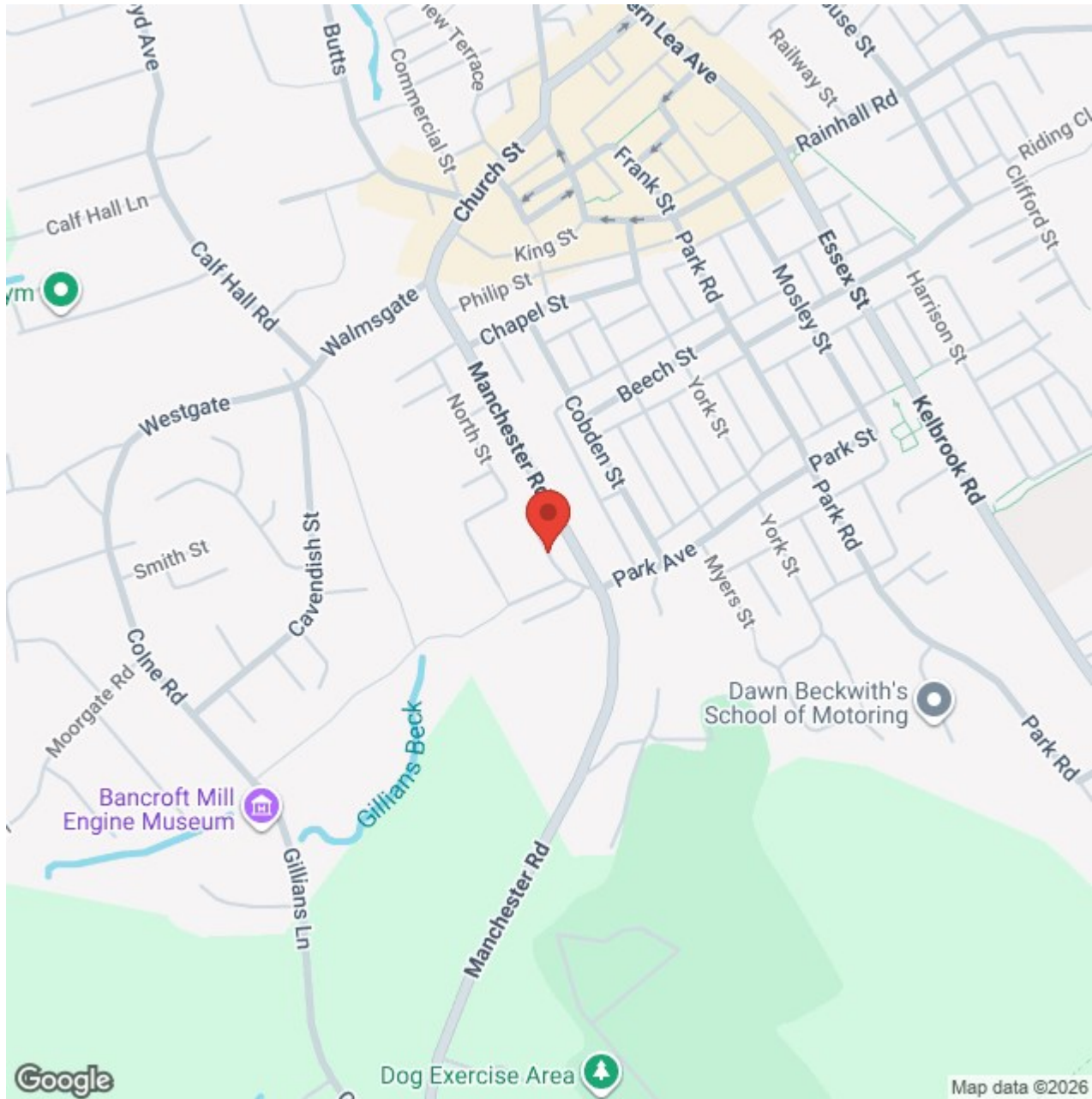
Castle View, Barnoldswick

Guide Price £135,000

- Development project with planning permission and architectural drawings in place
- Work already commenced – partially constructed shell
- Proposed two-bedroom dwelling with open-plan living space
- Feature roof lanterns and modern design
- Off-road parking to the front
- Located in a desirable area of Barnoldswick
- No onward chain
- For Sale by Modern Auction – T & C's apply
- Buyers Fees Apply
- Subject to Reserve Price

Hilton & Horsfall are delighted to bring to the market this partially developed property located on Castle View in Barnoldswick. The project has already been started and has full planning permission and architectural drawings in place for a modern two bedroom dwelling with off-road parking to the front. This is an excellent opportunity for a builder, developer or self-build enthusiast to take over and complete the works to their own taste and specification. Once finished, the property will offer a stylish, contemporary home combining the charm of its traditional stone exterior with a light-filled open-plan interior and high-quality modern finishes. Situated in a convenient and popular residential location close to local amenities, this property presents a rare and exciting opportunity to create a bespoke home ready to enjoy or sell on completion.







Lancashire

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DEVELOPMENT OPPORTUNITY – Two Bedroom Dwelling

The project has been started, with much of the structural work already complete, offering an excellent opportunity for a buyer to take over and complete the build to their own specification and style. Once finished, the property will provide a modern and energy-efficient home, combining the character of the original stone structure with a sleek, open-plan interior layout. Internally, the proposed accommodation comprises a spacious open-plan living area with kitchen and dining space, a ground floor WC, and two well-proportioned bedrooms to the first floor. The design also includes feature roof lanterns and large glazing sections to maximise natural light throughout. Externally, the property will benefit from off-road parking to the front elevation. Please note, there is no additional garden or outdoor space beyond the parking area. This opportunity is ideal for developers,

builders, or self-build enthusiasts looking to complete a unique, contemporary home in a popular residential location.

LOCATION

Castle View is located close to the centre of Barnoldswick, a charming market town offering a range of local shops, cafés, bars, and amenities. The area is well connected to nearby towns such as Skipton, Colne, and Clitheroe, with easy access to beautiful countryside walks and transport links.

PUBLISHING

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PROPERTY DETAIL

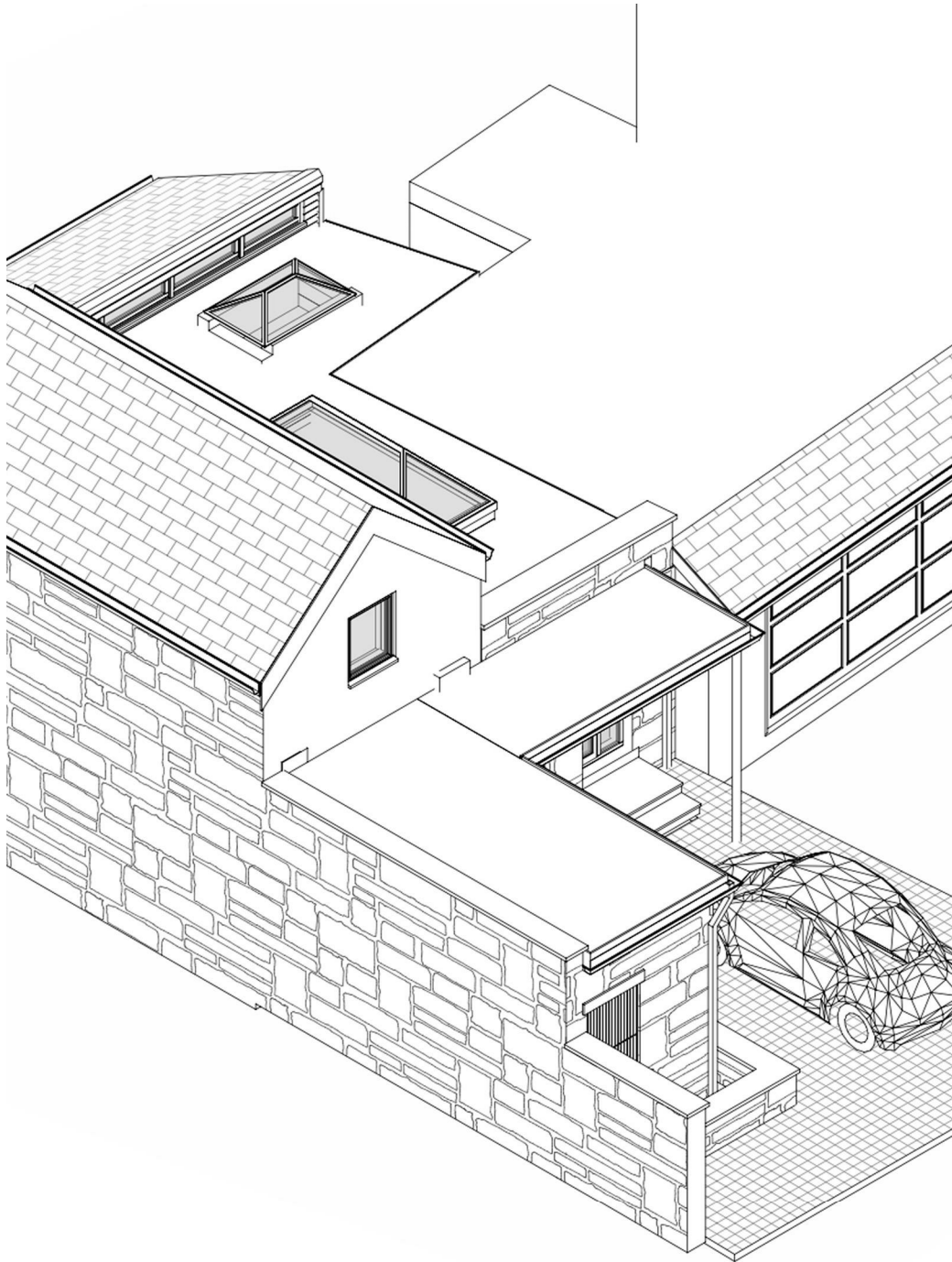
Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings

etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

AUCTIONEERS COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.





OUTSIDE

To the front of the property there is a block-paved driveway providing off-road parking. The existing structure blends traditional stonework with modern extensions, offering great potential for an attractive contemporary finish once completed. There is no additional garden or outdoor space beyond the front parking area, making this an ideal low-maintenance home once developed.



Ground Floor

Approximate total area⁽¹⁾

930 ft²

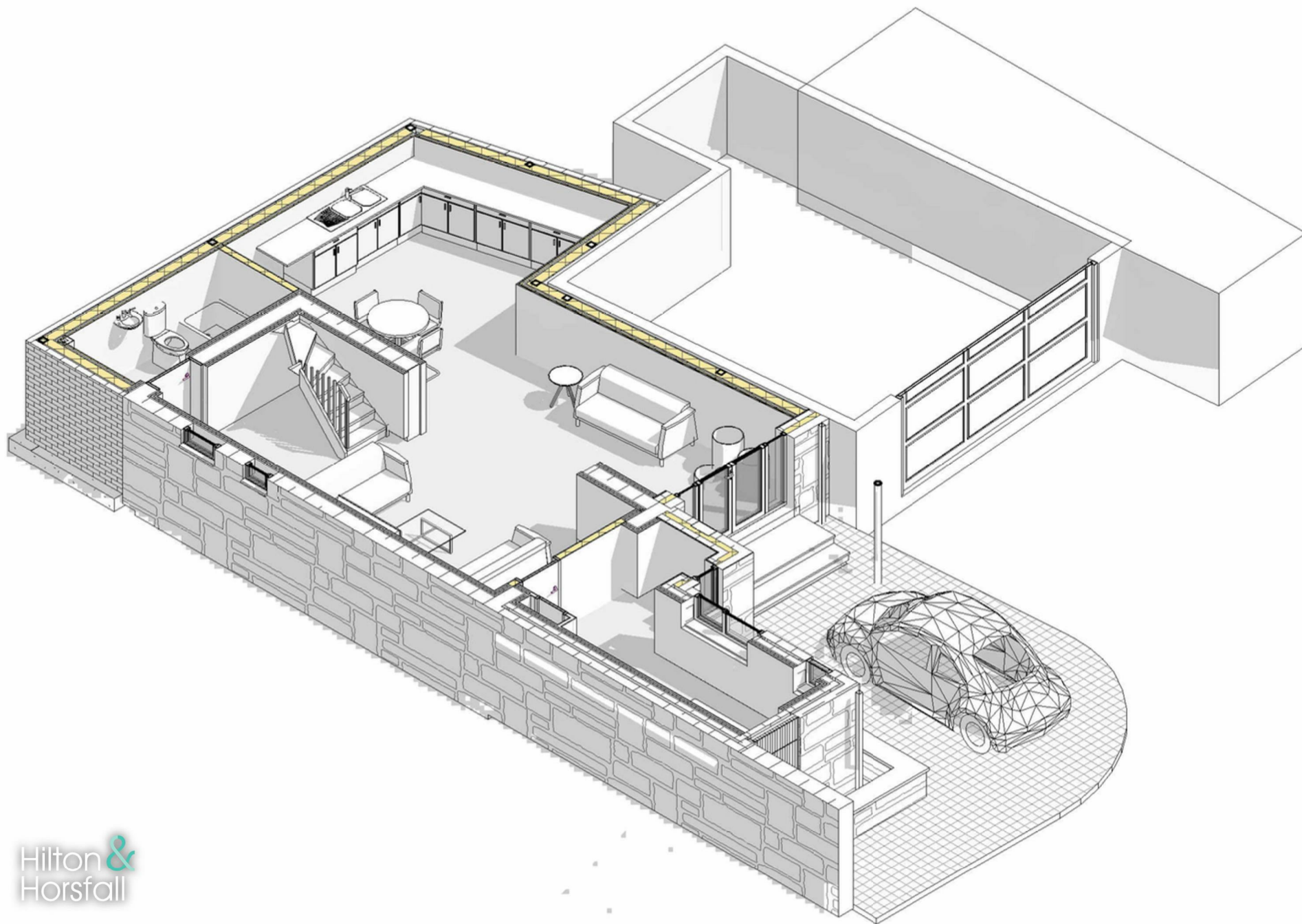
86.4 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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