



FOR SALE BY THE MODERN AUCTION METHOD

Dearnley Old Hall

Union Road, Littleborough OL12 9QA

Auction Guide Price £350,000

A UNIQUE AND CHARACTERFUL GRADE II* LISTED FOUR BED FAMILY HOME

DEARNLEY OLD HALL IS AN IMPRESSIVE 17th CENTURY RENDERED STONE PROPERTY SITUATED WITHIN MATURE GARDENS, CLOSE TO HOLLINGWORTH LAKE AND OTHER LOCAL AMENITIES

BARTON KENDAL are delighted to offer this truly unique opportunity to purchase one of only four Grade II* listed properties in Littleborough. Dearnley Old Hall is a wonderful four bedroom character property which is steeped in history and oozes charm throughout. The first floor comprises of a well sized entrance hall, two immaculately presented large reception rooms with feature fireplaces, kitchen with breakfast area, utility room, large study, downstairs WC and an impressive dining room with feature fireplace and wood panelled walls. There is a large cellar currently used for storage. To the split level first floor, there are four stunning double bedrooms with mullioned windows and vaulted ceilings, two bathrooms, two dressing rooms adjacent to bedrooms and a large landing area with snug. Externally, the property is set in mature landscaped gardens which include a large patio area for al fresco dining and outside entertainment space, water feature, and also a large outbuilding which is currently used for storage purposes.

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Entrance Hall – 2.8 x 2.4 metres (9'2" x 7'10")

Lounge – 5.8 x 4.5 metres (19' x 14'9")

Kitchen- 2.9 x 4.5 metres (9'6" x 14'9")

Second Lounge – 6.2 x 4.7 metres (20'4" x 15'5")

Dining Room – 5.5 x 4.5 metres (18' x 14'9")

Study – 3.7 x 3.4 metres (12'1" x 11'1")

Utility – 2.3 x 2.0 metres (7'6" x 6'6")

WC – 1.3 x 1.0 metres (4'3" x 3'3")

Hallway – 2.1 x 1.2 metres (6'10" x 3'11")



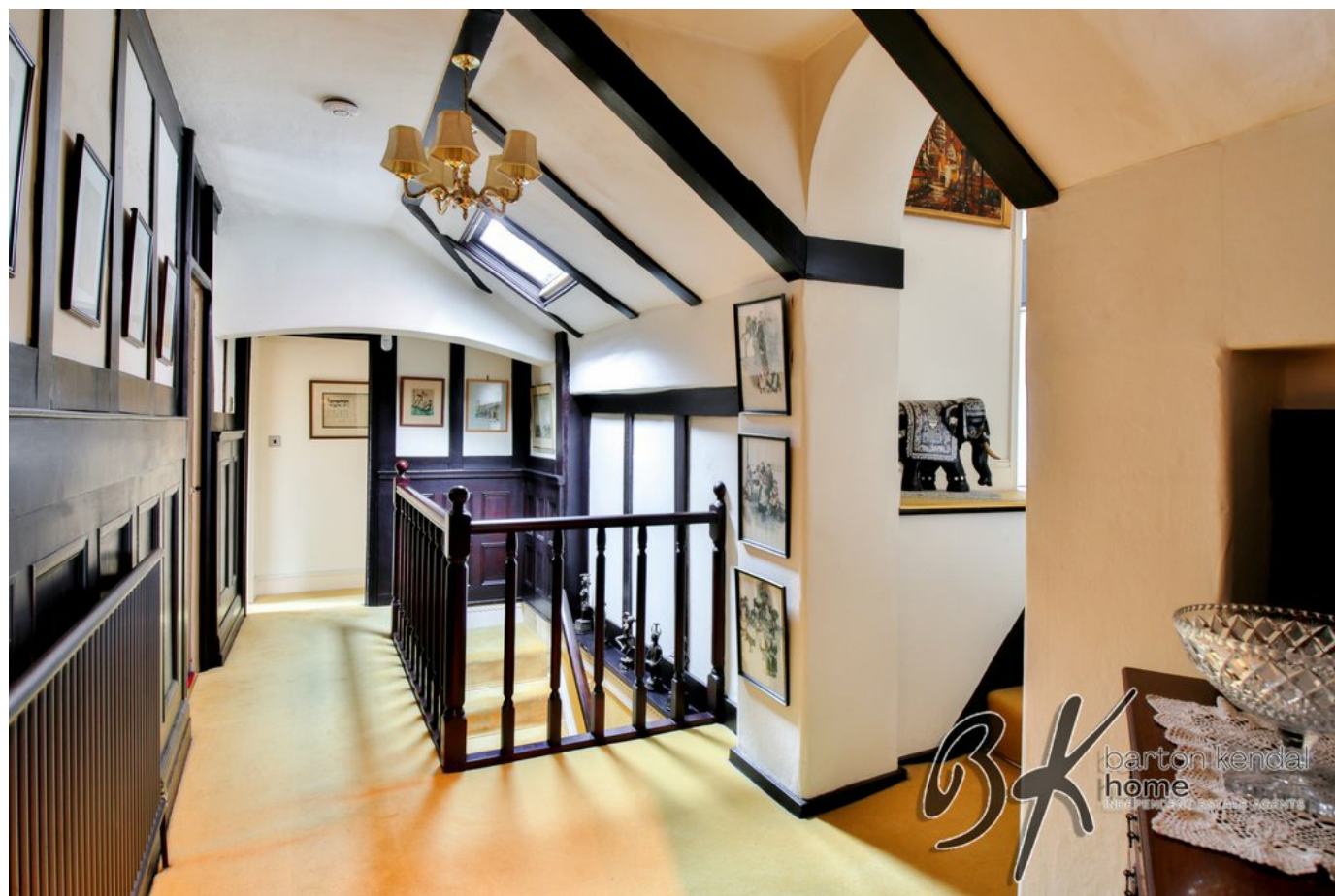
Dearnley Old Hall, Union Road OL12 9QA



Dearnley Old Hall, Union Road OL12 9QA



Dearnley Old Hall, Union Road OL12 9QA



First Floor

Landing – 9.2 x 1.9 metres (30'2" x 6'2")

Master Bedroom – 4.5 x 4.0 metres (14'9" x 13'1")

Bedroom Two – 3.8 x 4.0 metres (12'5" x 13'1")

Bedroom Three – 4.5 x 3.7 metres (14'9" x 12'1")

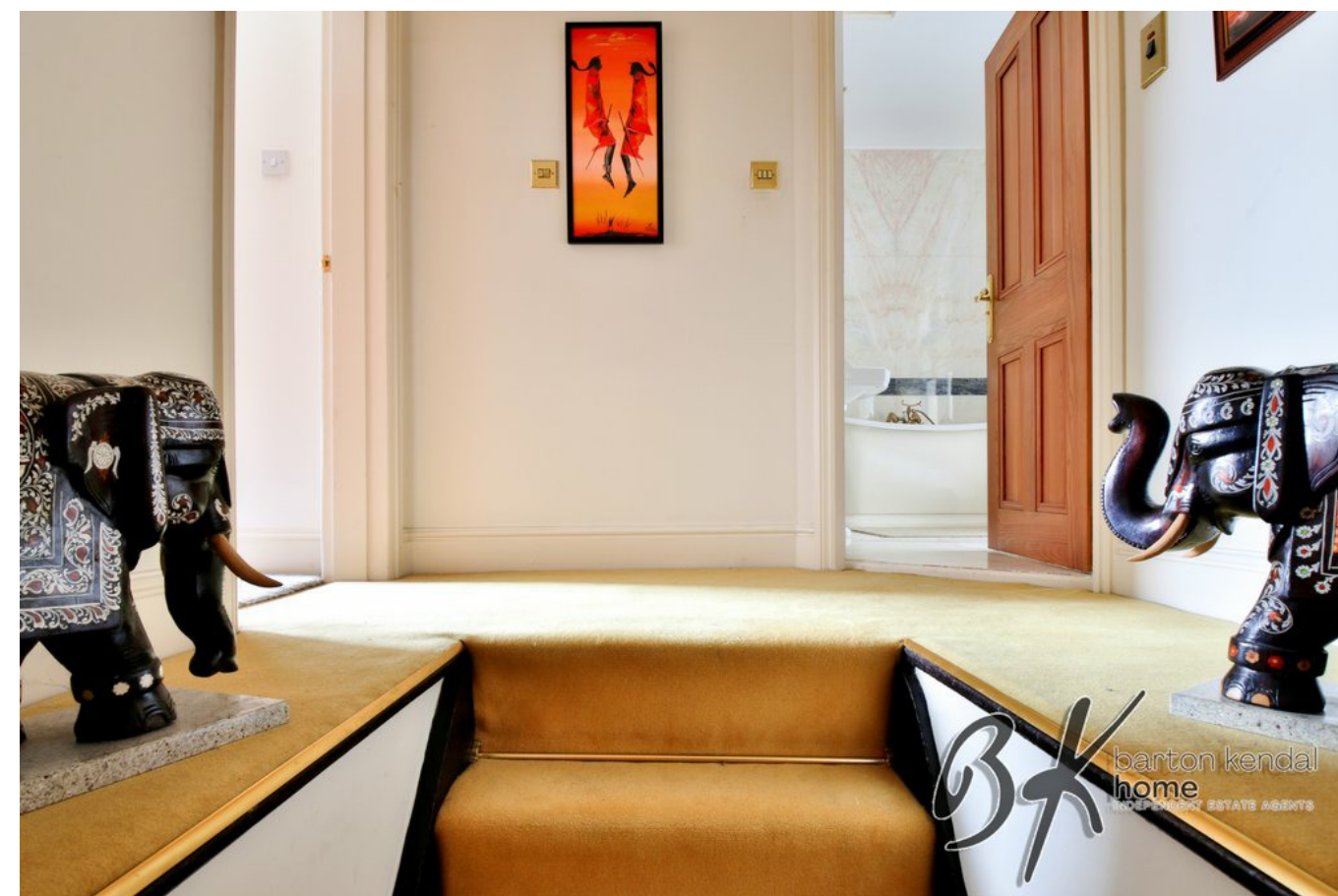
Bedroom Four – 4.3 x 3.8 metres (14'1" x 12'5")

Bathroom – 2.4 x 1.8 metres (7'10" x 5'10")

Bathroom – 5.0 x 2.6 metres (16'4" x 8'6")

Dressing Room (for Master Bedroom) – 2.3 x 1.9 metres (7'6" x 6'2")

Dressing Room (for Bedroom Two) – 2.7 x 2.0 metres (8'10" x 6'6")



Dearnley Old Hall, Union Road OL12 9QA



Dearnley Old Hall, Union Road OL12 9QA



External

The the property benefits from wonderful split level private gardens as well as a well maintained patio area for al fresco dining. In addition, there is a large outbuilding for storage. Situated close to local amenities in Littleborough centre, as well as having easy access to Watergrove Reservoir and beyond, along with Hollingworth Lake in the opposite direction. The property has right of way access through a new development off Union Road, and has parking to the front of the property.

Council Tax Band

We have been advised that the residential portion of the property is assessed in Council Tax Band F

**VIEWING STRICTLY BY APPOINTMENT WITH
SOLE AGENTS BARTON KENDAL**



Dearnley Old Hall, Union Road OL12 9QA

We are aware that the subject property has experienced movement. A report has been commissioned by a structural engineer and the findings are shown below.

Conclusions & Recommendations

The original forward section of th property has clearly suffered from past movement. This may have been due to subsidence or settlement. There is no evidence that this is ongoing.

The front eelvation currently exhibits minor hairline cracking.

The right-hand gable is considerably out of plumb and the left-hand gable is faced with a poor render which is cracked in places. On the latter, the outline of a past chimney can be seen through the render.

Notwithstanding the above, there are no significant signs of structural movement. The cracking is due to general cyclic movement experienced by many properties. This is exaggerated by poor rendering and potential underlying poor construction details that can be found in properties of this age and type.

The original left-hand gable will need to be re-rendered in the near future. Underlying cracks would be stitched with helical bar. Some local patching of the masonry is likely. Stitching in the form of helical bar is recommended.

There is evidence of damp and saturated walls. A damp specialist should advise.

Gutters require attention, particularly the valley gutter.

There is plant growth on at least one chimney. This needs to be removed.

The cellar should only be used for selective purposes.



“Auctioneers Comments”

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the

property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The

documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are

recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

TO VIEW OR MAKE A BID

Contact “Barton Kendal” or visit: bartonkendal.iam-sold.co.uk

W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

