



2 Church Raikes, Chipping, Preston, Lancashire PR3 2QL

Clitheroe 9 miles

Longridge 5 miles

This end terrace cottage has very comfortable and well presented living accommodation and is sited in one of the best positions in Chipping village.

Chipping is a character village with plenty of community spirit and a busy events calendar with churches, village hall, schools, sports facilities, shops, pubs and cafés. The market towns of Clitheroe and Longridge are only a short drive or bus journey away with all needs catered for including supermarkets, shops, cafés, restaurants, parks, walks, leisure and recreational facilities and excellent education facilities for all ages.

The cottage is grade 2 listed of special archaeological or historic interest with entry number 136226 of the National Heritage list for England but the listed features are external and appear limited to the front porch and front elevation of both No. 2 and No. 4 Church Raikes.

Method of Sale The property is offered for sale by informal tender with tenders invited for one or both lots together. Lot 1 comprises the end terrace cottage known as 2 Church Raikes. Lot 2 comprises the garden plot between 6 Church Raikes and 8 Church Raikes. Offers should be made on the tender form provided and submitted to the office of the Selling Agents before 12 o'clock midday Wednesday 4th June 2025.

Tenure Both lots are freehold with the benefit of vacant possession.

Viewing is by appointment through the Selling Agents.

Selling Agents Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH Tel. 01200 441351 email sawley@rturmer.co.uk

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

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Lot 1 - 2 Church Raïke shown edged red on H M Land Registry Title Plan LAN118119 Guide Price £250,000

Ground Floor Front Entrance Porch 4' 8" x 3' 4" adjoining the mirror image of 4 Church Raïke of similar structural material to the cottage and having windows to front and side, part glazed outer and inner doors, tiled floor and step up to the lounge. **Lounge** 12' 3" x 10' 6" with front window, fitted carpet, wall radiator, undersill radiator, mellow brick fireplace with tiled hearth, pine mantle, electric fire, base pine shelves either side of the fireplace, pine base cupboards, exposed timber beam, centre light fitting and open tread stairway with carpeted treads leading to the first floor. **Kitchen** 11' 10" x 7' 8" / 6' 1" with open exposed beam entrance from the lounge, fitted carpet to the dining area and tiled floor to the working kitchen area, wall radiator, range of painted wall cupboards and worktop units incorporating a stainless steel single drainer sink unit under the gable window, Belling oven with CDA four ring ceramic hob, tiled splashbacks and space for a clothes washer (included), built in cupboards, tall cupboard, centre light fitting, exposed ceiling beam and overhead window beam. **Rear Entrance Utility** 5' 9" x 3' 6" with red tiled floor, window and glazed outer and inner doors to the kitchen (fridge freezer included).

First Floor An open tread stairway with carpet fitting and pine banister rail leads to a carpeted landing with built in cupboard with shelves and pine door, ceiling light and entrance to front bedroom 1 and bathroom. **Front Bedroom 1** 10' 6" x 9' 6" with fitted carpet, front window, wall radiator, pine fitted wardrobe, built in wardrobe closet, dressing table with drawers under the front window and centre ceiling light. **Bathroom** 7' 9" x 6' 6" with tiled floor, gable window with frosted glass, tiled walls, airing cupboard with hot water cylinder, wall radiator, four recessed ceiling lights, curved glass shower closet with Mira Vie chrome shower fitting and vanity wash basin in white with matching siphonic toilet both in pine casings.

Second Floor A return carpeted stairway with pine wall cupboard half way up and ceiling light leads to **Bedroom 2** 12' 6" x 12' 3" with light oak parquet floor, two gable windows, exposed roof timbers, ample eaves storage cupboards with shelves, wardrobe closet, wall radiator and ceiling light.

Outside Front walled garden with flower border, stone flagged patio to the front entrance porch, side alley to the rear flagged yard with oil tank. Private, off road car parking space to the front of the property.

Services comprises mains electricity with partial electric re-wiring circa 2018, mains water, mains drainage, oil fired central heating and double glazed windows throughout. **Energy Performance Certificate** band E.

Lot 2 – The Garden Plot shown edged red on H M Land Registry Title Plan LAN101272 Guide Price £50,000

The Garden Plot has a right of access over land owned with 6 Church Raïke and comprises a raised lawn with stone walled boundary, red brick pathway with trellis sides, flower borders, open front garden shed, greenhouse, central stone flagged patio and car garage/workshop 17' x 10' constructed of 2' high concrete block base walls, concrete flagged floor, timber boarded upper sides, double entrance doors and dual pitch felted roof. The plot is situated outside the designated conservation area to Chipping Village and subject to planning permission has residential development potential.

Overage Covenant The sale of Lot 2 will be subject to an overage covenant which will not affect its current use as amenity value but if a valid planning permission is granted for enhanced use within a period of twenty years from the date of completion of the sale then a 50% development clawback will have to be paid on the enhanced value over the sale price to the vendors of their successors. Payment would have to be made on implementation of the planning permission or on the sale of the plot or any part of it with the benefit of planning permission whichever happens first.

Lot 1 front



Lot 1 rear



The Lounge



The Lounge



The Kitchen



Dining Area



Bedroom 1



Bathroom



Bedroom 2



Lot 2



Lot 2

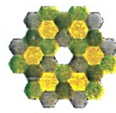


Lot 2

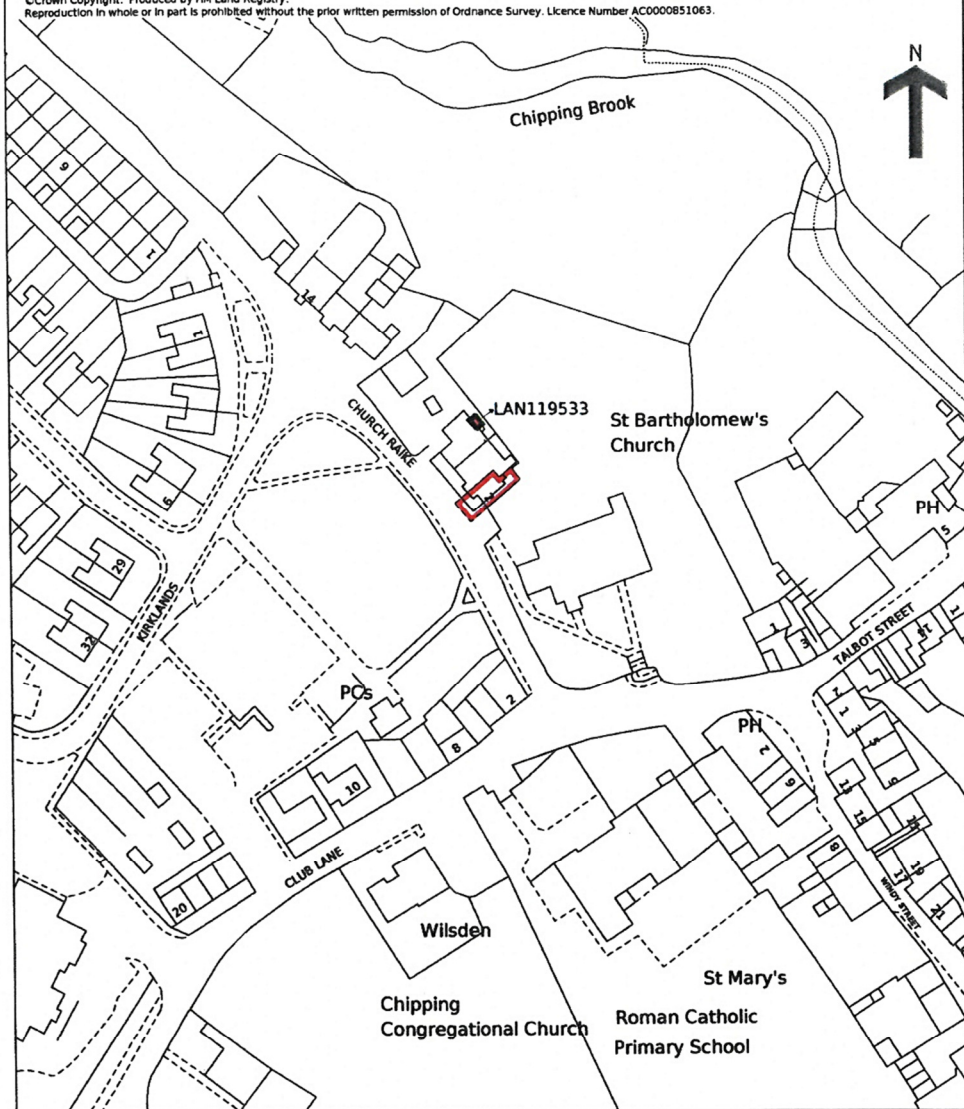


HM Land Registry Current title plan

Title number **LAN118119**
Ordnance Survey map reference **SD6243SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Lancashire : Ribble Valley**



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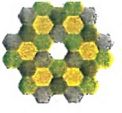


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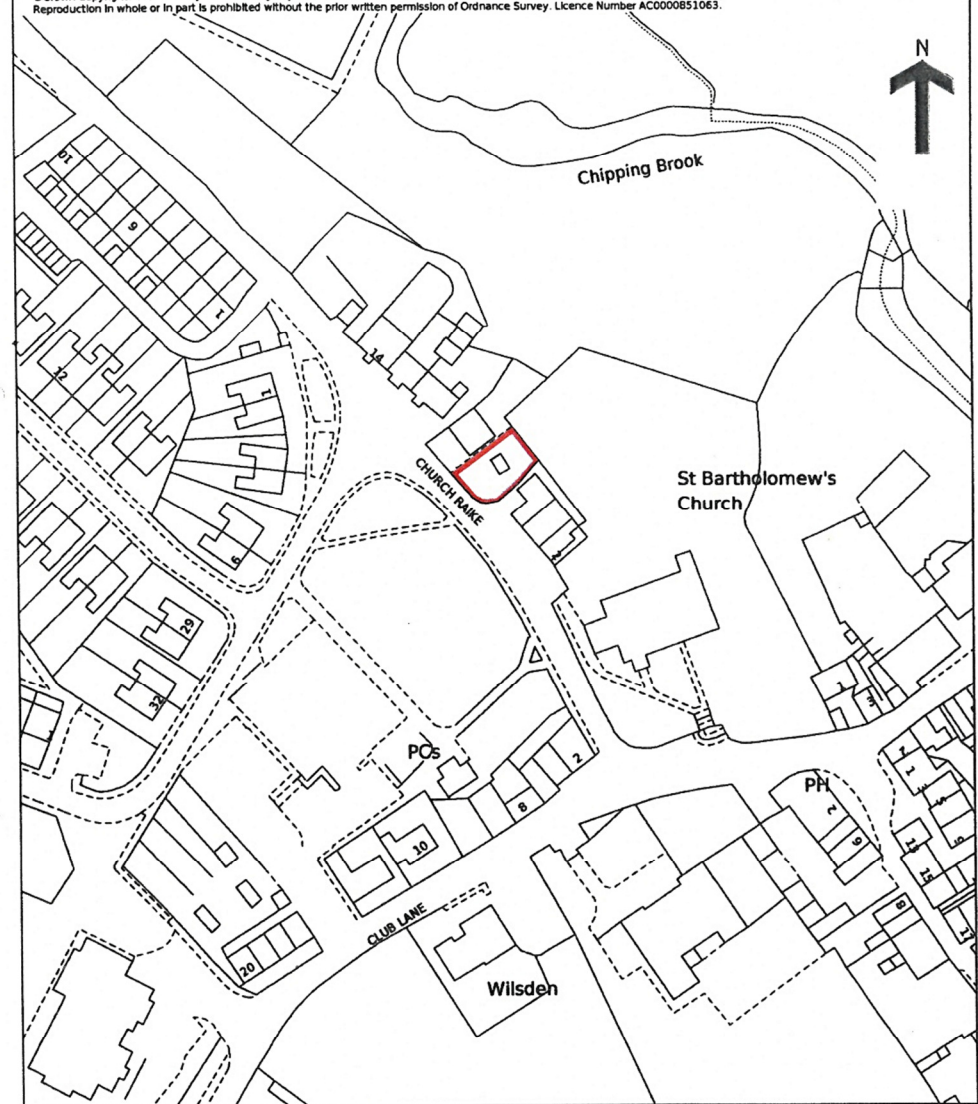
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