

Property Details

3 Watt Street, Sabden, Clitheroe,
Lancashire, BB7 9ED

Guide Price **£90,000**



Property Photos

3 Watt Street, Sabden, Clitheroe, Lancashire, BB7 9ED

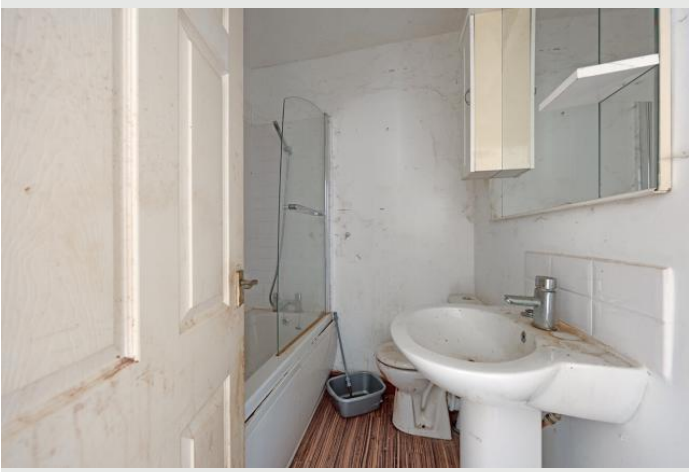


Creation Date

02/04/2026

Property Photos

3 Watt Street, Sabden, Clitheroe, Lancashire, BB7 9ED



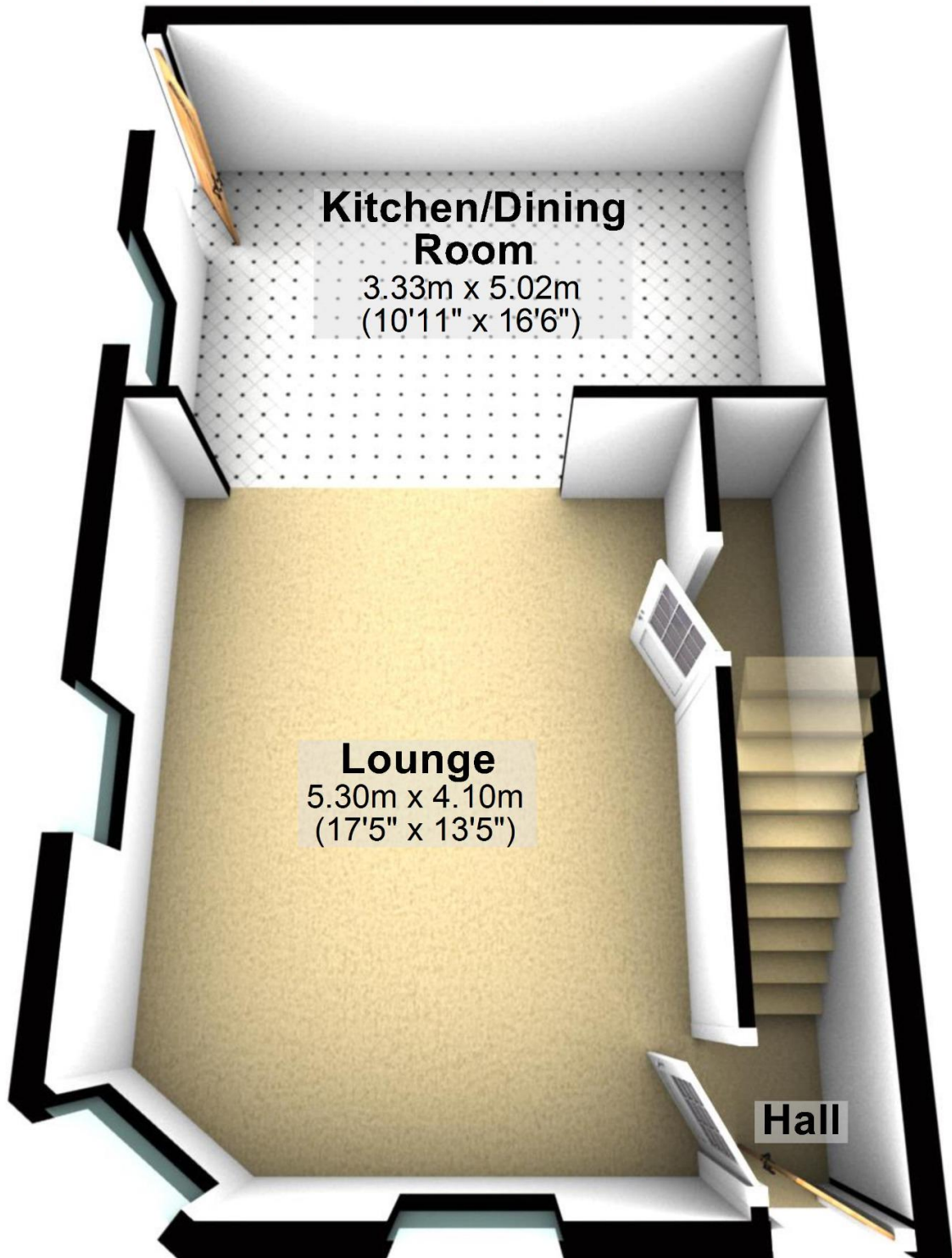
Creation Date
02/04/2026

Property Floor Plans

3 Watt Street, Sabden, Clitheroe, Lancashire, BB7 9ED

Ground Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



Total area: approx. 87.0 sq. metres (936.0 sq. feet)

Creation Date

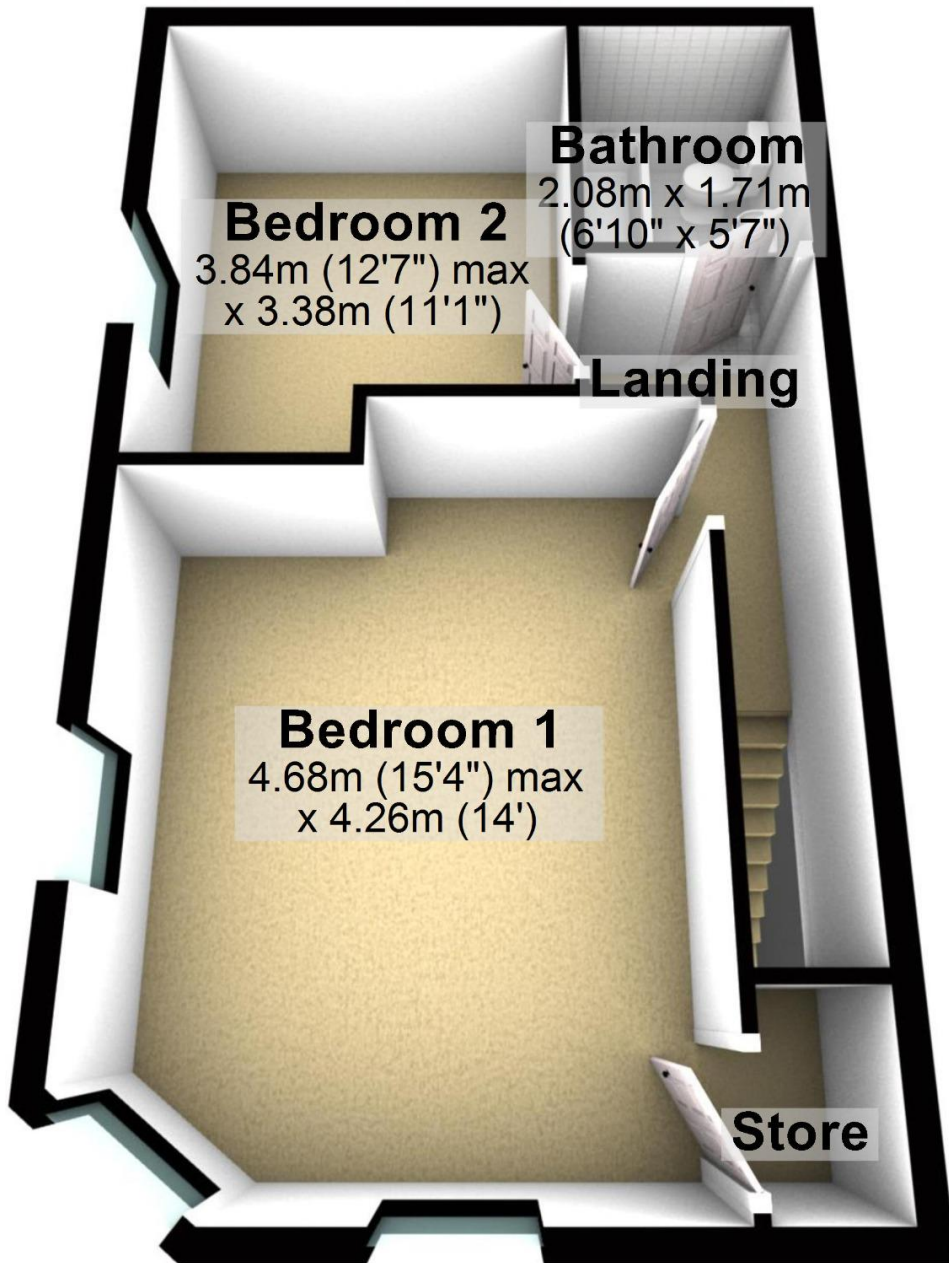
02/04/2026

Property Floor Plans

3 Watt Street, Sabden, Clitheroe, Lancashire, BB7 9ED

First Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



Creation Date

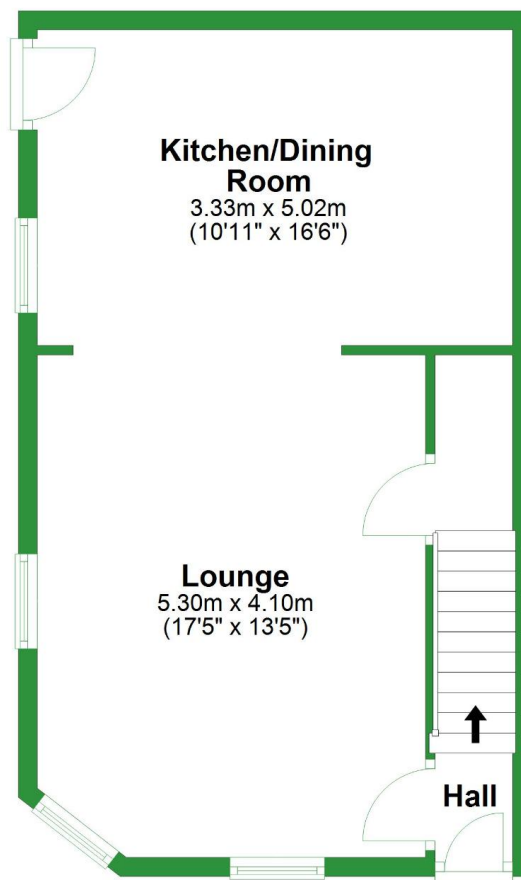
02/04/2026

Property Floor Plans

3 Watt Street, Sabden, Clitheroe, Lancashire, BB7 9ED

Ground Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



Total area: approx. 87.0 sq. metres (936.0 sq. feet)

Creation Date

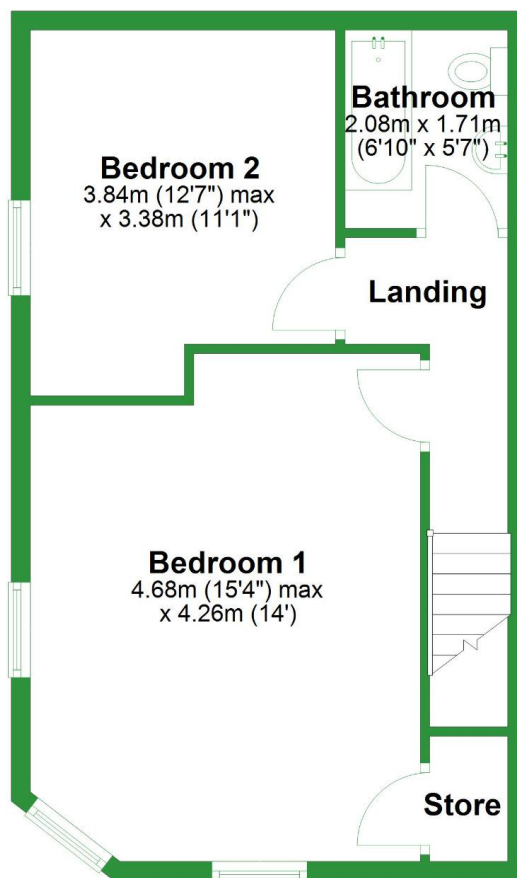
02/04/2026

Property Floor Plans

3 Watt Street, Sabden, Clitheroe, Lancashire, BB7 9ED

First Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



Creation Date

02/04/2026

Property Info

3 Watt Street, Sabden, Clitheroe, Lancashire, BB7 9ED

Property Type

House

Property Style

End of Terrace

Bedrooms

2

Bathroom

1

Receptions

1

Tenure Type

Leasehold

Floor Area

936

Agency Type

Sole

Parking

Street Parking

Type

Sales

Electricity

Mains Supply

Creation Date

02/04/2026

Property Info

3 Watt Street, Sabden, Clitheroe, Lancashire, BB7 9ED

Water Supply

Mains

Sewerage

Mains Supply

Heating

-

Broadband

-

Accessibility

-

Restrictions

-

Condition

-

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

Creation Date

02/04/2026

Property Info

3 Watt Street, Sabden, Clitheroe, Lancashire, BB7 9ED

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

2873-04-24

Price Qualifier

Guide Price

Price

£90,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Creation Date

02/04/2026

Property Features

3 Watt Street, Sabden, Clitheroe, Lancashire, BB7 9ED

Feature 1

Full Renovation Required

Feature 2

Two Bedroom End-terraced

Feature 3

Village Location On Sabden

Feature 4

Open Plan Kitchen And Lounge

Feature 5

For Sale Via Modern Auction

Feature 6

Additional Cellar Space

Creation Date

02/04/2026

Property Description

3 Watt Street, Sabden, Clitheroe, Lancashire, BB7 9ED

Ideal Investment Property with Strong Potential to Add Value

This end terraced property on Watt Street in Sabden requires full renovation and updating throughout, making it ideal for buyers looking to take on a complete project. The accommodation includes two bedrooms, a bathroom, and a large open-plan kitchen and lounge, offering a flexible layout once improved. There is also a cellar, providing additional storage or scope for future use. The property is being sold via auction and presents a strong opportunity for investors or developers.

From the Agent's Perspective:

This is very much a full refurbishment project and is best suited to buyers ready to carry out significant works. That said, the property offers a solid base and a layout that could be transformed into a comfortable home. The open plan living space is a key feature, and the inclusion of a bathroom adds to the practicality of the existing layout. The end terrace position gives a slightly more open feel. With the right vision and investment, there is clear potential to add value.

Sabden is a well-regarded village in the Ribble Valley, offering a friendly community feel with a good range of everyday amenities including local shops, pubs, and a primary school. Surrounded by open countryside, it is ideal for those who enjoy walking and outdoor space, with easy access to Pendle Hill and nearby rural routes. The village is also well placed for travel, with convenient links to Clitheroe, Whalley, and Burnley, making it suitable for both commuters and those looking to enjoy a quieter setting while still being connected.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

Creation Date

02/04/2026

Property Description

3 Watt Street, Sabden, Clitheroe, Lancashire, BB7 9ED

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a Starting Bid or Guide Price, and is accompanied by a Reserve Price. The Reserve Price is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the Guide Price / Starting Bid.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers obligations and sellers commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit

Creation Date

02/04/2026

Property Description

3 Watt Street, Sabden, Clitheroe, Lancashire, BB7 9ED

equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Creation Date

02/04/2026