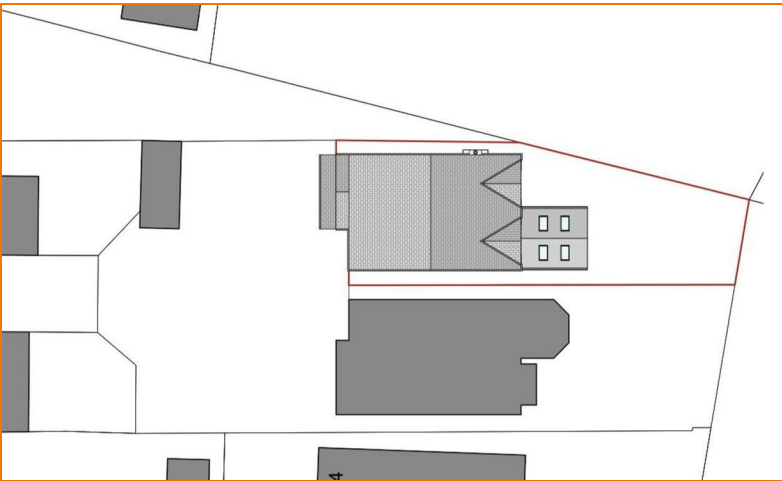




BOULTONS



Previous property



£160,000

Laund Road Salendine Nook Huddersfield HD3 3TY

Land at, 160a Laund Road, Salendine Nook, Huddersfield, HD3 3TY

BY WAY OF TRADITIONAL AUCTION, THURSDAY 27TH JUNE STARTING AT 7PM PROMPT AT THE JOHN SMITHS STADIUM (LEISURE CENTRE ENTRANCE)

CALLING SELF BUILDERS & DEVELOPERS.

Enjoying a prime location, ideal for your dream home? This building plot, once the site of a detached house, now offers you the exciting opportunity to build a brand new property under application Number: 2021/62/92864/W. Indicative plans for a 4 double bedroom home with 2 receptions and a good sized conservatory. Well located in a sought-after residential suburb, this plot is conveniently located close to the M62, ensuring easy access to nearby cities and beyond. Not to mention, you'll have all the local amenities you need right at your fingertips. Surrounded by properties of similar standing, this plot promises access to regarded schooling and bustling village centres.

AUCTION INFORMATION

The property is included in a collective property auction sale which is taking place on Thursday 27th of June 2024 commencing 7pm PROMPT and is held at the John Smith Stadium, Huddersfield, HD1 6PG subject to remaining unsold previously. DUE TO A CHANGE OF DATE TO AVOID A CLASH WITH AN ENGLAND GAME FOR THE EURO CHAMPIONSHIP WE ARE HOLDING THE SALE IN THE LEISURE CENTRE SECTION OF THE STADIUM ON THURSDAY 27TH OF JUNE AT 7PM AND NOT THE 20TH AS MAY HAVE BEEN PREVIOUSLY ADVERTISED.

CONTRACT INFORMATION

The auction will be conducted under Common Auction Conditions (3rd Edition 2009) and a copy of the Special Conditions and other supporting legal documents will be available for inspection at the sole Auctioneers' offices 7 days prior to the Sale.

GUIDE PRICE

*GUIDE PRICE: This is an estimate of the likely range of selling price and is set at the commencement of marketing. The guide price may change during the marketing period. RESERVE PRICE: This is agreed with the Auctioneer prior to the auction and will not be disclosed to the public. The reserve price is the lowest figure at which the property is available for sale at the auction. If the lot is

not sold at the auction then the property may be available for sale afterwards at a higher or lower figure. See catalogue for full explanation.

TENURE

We understand that the land is freehold. Full details to be confirmed within the contract pack available prior to the sale.

AGENTS NOTES

The site is tucked away down a shared drive at the end of the approach with an attractive backdrop and forms a parcel of land which formally housed a detached property which we understand was demolished following fire damage. The decision notice states for the "erection of detached dwelling" under application number: 2021/62/92864/W. Indicative plans illustrate a 4 bedroom, 2 bathroom and 2/3 reception rooms. Interested parties to make their own enquiries with local planning and if required we are pleased to provide you with a collection of recent sales from the surrounding area that may help you determine a gross development value for the subject property once built out.

Directions

Located towards the Lindley Moor Road (A643) end of Laund Road and accessed in between 160 and 158 Laund Road.

