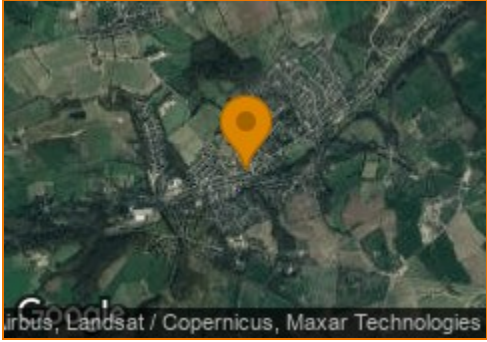


Terrain Map



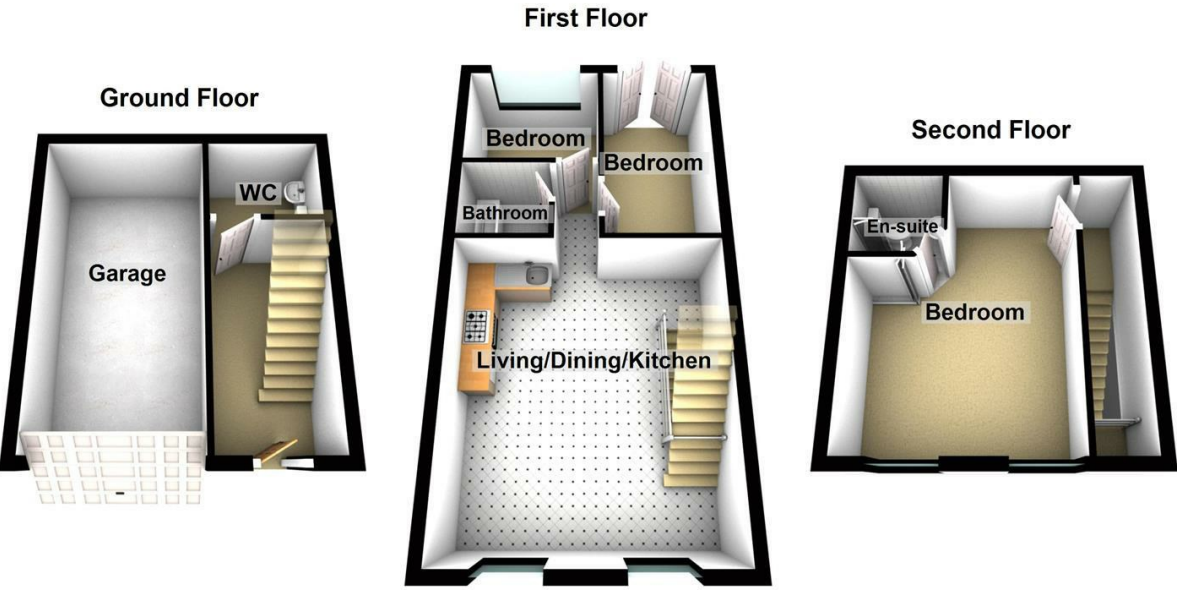
Hybrid Map



Terrain Map



Floor Plan



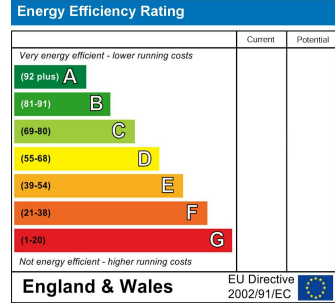
For illustration purposes only, not to scale.
Plan produced using PlanUp.

Denby Dale Plot, Denby Dale

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



BOULTONS



Wakefield Road

Denby Dale, Huddersfield, HD8 8RX

Auction Guide £45,000



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Wakefield Road

Denby Dale, Huddersfield, HD8 8RX

Auction Guide £45,000



**** A RARE PARCEL OF LAND IN HD8 **** SITE OF A FORMER BUNGALOW **** AVAILABLE THROUGH AN ONLINE AUCTION *** UNDER TRADITIONAL AUCTION CONDITIONS **** OPEN TO BID FOR 24 HOURS FROM MONDAY 28TH OF JULY AT 12.00 WITH CLOSING BIDS ON OR BEFORE 12.00 NOON ON THE 29TH OF JULY ****

This derelict detached bungalow presents a unique opportunity in a prime location, just a stone's throw from local amenities and the picturesque surrounding countryside.

The site previously held planning permission for a three-bedroom detached house, a design that has now lapsed. This offers a blank canvas for potential buyers to explore new possibilities, whether to revive the original plans or to design a bespoke residence tailored to their preferences. The existing structure, while in need of significant repair and renovation, provides a superb position for imaginative redevelopment.

The proximity to local shops, schools, and recreational areas enhances the appeal of this location, ensuring that all essential amenities are within easy reach.

Whether you are a seasoned developer or a "grand designer" with a vision, this site offers the chance to create a home that reflects your personal style in a sought-after village setting.

Viewing within the former pre fab is not permitted and inspection should be limited to the perimeter or by qualified property professionals with the necessary health and safety requirements and by appointment.

SUMMARY

Ideally suited to local developers and private "self builders" is this rare parcel of land for residential development in the heart of Denby Dale village centre with a now lapsed permission under the application number 2021/62/93327/E for the demolition of the former pre-fabricated building and the erection of a new detached dwelling. The indicative passed plans show a three bedroom property which is set out over three floors. Viewing within the former pre fab is not permitted and inspection should be limited to the perimeter or by qualified property professionals with the necessary health and safety requirements and by appointment.

ABOUT THE AREA

Denby Dale, famous for its enormous pies, is a thriving village positioned to the south east of Huddersfield with a number of shops, services and restaurants within the locality.

Well served by a railway station on the Penistone line and also having main arterial road infrastructure giving easy access to the surrounding financial centres such as Leeds, Wakefield, Sheffield, Barnsley and of course Huddersfield.

In addition to the local amenities in Denby Dale, rolling countryside abounds nearby and this provides an ideal setting for walking, cycling and general recreation including a local cricket and tennis club, village pubs and attractive woodland walks all nearby.

Within the area of HD8 a much admired three tier, pyramidal school system is currently in operation which allows children from the ages of 2 to 10 to progress through a nursery and first school system, then moving on to a local middle school from ages of 10 to 13, and then finally onto Shelley high school and college which is rated as one of the best finishing schools in the region.

A THANK YOU TO ADP

Images and plans shown within the marketing material are courtesy of the architects ADP based in Holmfirth.

DIRECTIONS

On the main road in the centre of the village in between Denby Dale Tea Rooms and Beauty Boutique. Highlighted by the auction flag board.

TENURE

We understand that the property is a freehold arrangement. Title number WYK246637.

VIEWING INFORMATION

Viewing within the former pre fab is not permitted and inspection should be limited to the perimeter or by qualified property professionals with the necessary health and safety requirements and by appointment.

AUCTION INFORMATION

The lot is offered in an online auction which is open to bid on from Monday the 28th of July for 24 hours with closing bids before 12.00 noon on the 29th of July 2025, subject to remaining unsold previously.

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction. *Please be aware there may be additional fees payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.*

VISIT OUR WEBSITE TO REGISTER & BID

CONTRACT INFORMATION

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

You must register online to inspect the documents prior to bidding.

The completion date as per the Common Auction Conditions online is 20 business days from the fall of the electronic hammer

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.

VIEWING

Do not enter the building, external inspection only.

HOLDING FEE/BANKING CHARGES

THERE IS A £300 BANKING CHARGE TAKEN FROM YOUR HOLDING CHARGE (PART OF THE £5300) THAT WILL BE USED TO SATISFY BANKING CHARGES AND WILL NOT CONTRIBUTE TOWARDS YOUR DEPOSIT.

