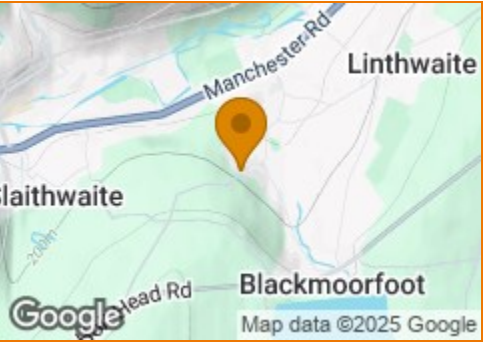


Terrain Map



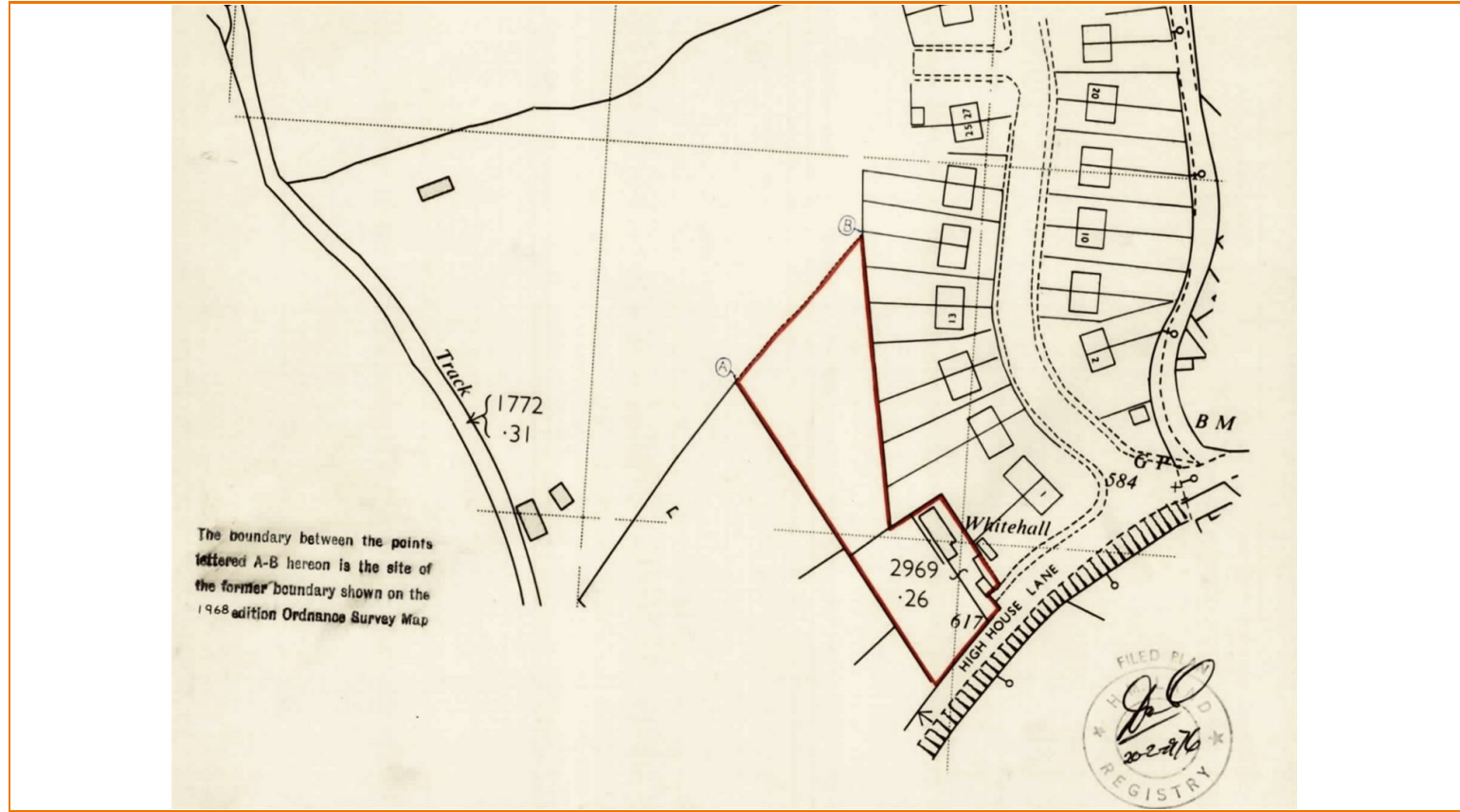
Hybrid Map



Terrain Map



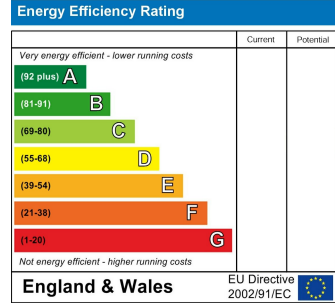
Floor Plan



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



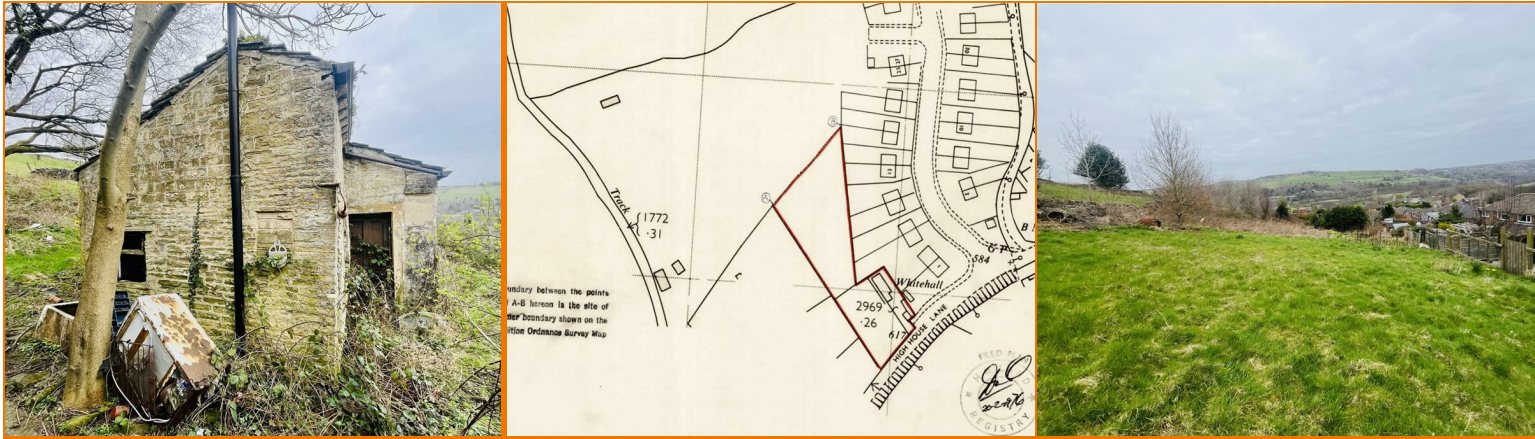
BOULTONS



High House Lane

Linthwaite, Huddersfield, HD7 5PL

Auction Guide £90,000



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High House Lane

Linthwaite, Huddersfield, HD7 5PL

Auction Guide £90,000

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

No viewing of the building is permitted on safety grounds. External inspections only.

HOLDING FEE

£300 of your holding deposit fee will be used to cover banking costs and does not contribute towards your deposit.



*** OFFERED VIA ONLINE AUCTION *** UNDER TRADITIONAL AUCTION CONDITIONS *** OPEN FOR BIDDING FOR 24 HOURS FROM 31st JULY AT 12.00 (NOON) UNTIL 1st OF AUGUST CLOSING ALSO AT 12.00 (NOON) ***

A derelict single deck, detached stone cottage on the fringe of open countryside within the green belt not far from the popular villages of Linthwaite and Slaithwaite within the Colne Valley. Prospective buyers are encouraged to make their own investigations with the local planning authority. The cottage also enjoys a generous parcel of surrounding grounds although there does appear to be evidence of some encroachment.

*** VISIT OUR WEBSITE TO REGISTER, INSPECT THE LEGAL PACK AND BID ***

LOCATION INFORMATION

Situated approximately 5 miles outside of Huddersfield to the south west just after Whitehall Road which is a cul de sac on the edge of Linthwaite. The site is not far from Linthwaite Clough junior and infant school and a little further from Colne Valley High School. The main center of Linthwaite is situated on Manchester Road and has a parade of shops, cafes, services and general amenities. Also positioned not far away from the village of Slaithwaite which is one of the most popular and vibrant villages within the Colne Valley. The railway station there gives you routes across the Pennines and is approximately 2 miles door to door from the subject property.

PLANNING CONSIDERATIONS

Planning - Interested parties should satisfy themselves as to whether their proposed use would be acceptable to the Local Planning Authority.

AUCTION NOTES

The lot is offered in an online auction which is open to bid on from the 31st of July for 24 hours with closing bids before 12.00 noon on the 1st of August 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.

