

Terrain Map



Hybrid Map



Terrain Map



Floor Plan



# BOULTONS



## Carr Lane

Slaithwaite, Huddersfield, HD7 5AG

Auction Guide £100,000



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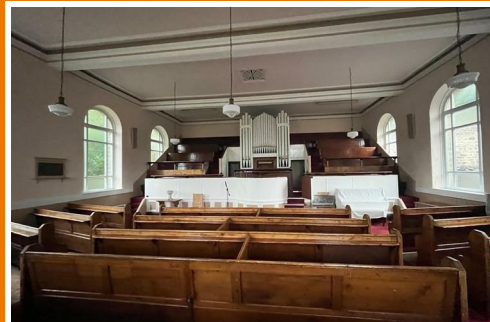
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# Carr Lane

Slaithwaite, Huddersfield, HD7 5AG

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Former Methodist Church. A substantial stone built property of some 511.62m2 (5500 sq ft) on two floors close to the thriving and bustling centre of Slaithwaite. Suitable for a wide variety of uses from commercial, retail, office to residential subject to the appropriate consents. The property is not a listed building but is in the conservation area.

## GROUND FLOOR

**ENTRANCE HALL**  
12'5" x 5'2"

**WC BLOCK**  
15'3" x 6'11" (average measurement)

**KITCHEN**  
15'3" x 15'5"  
With two inset sink units, range of base/wall units, working surfaces, double oven & 4 ring hob.

**BLUE ROOM**  
18'0" x 21'2" (average measurement)

**STAGE**  
22'5" x 13'6"  
Opening to

**MAIN HALL**  
47'8" x 22'2"

**STORE ROOM**  
12'2" x 9'5"

**WC'S**  
9'10" x 9'5"  
Not in use.

## FIRST FLOOR

**SANCTUARY**  
48'3" x 36'5"  
Fully fitted with pews, choir stalls and pulpit

**CHANGING ROOM**  
7'3" x 7'8"  
Under choir stalls

**STAIRCASE TO LEFT**  
Do not access

**CHOIR VESTRY**  
20'6" x 22'3" (maximum measurement)  
Including stairs and storeroom.

**OUTSIDE**  
Paved frontage to the front and the south west. There is a permissive right of way from Carr Lane through to Station Road.

**TENURE**  
Freehold held under Title No WYK920034

**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.

**AUCTION DETAILS**  
The property is included in a collective property auction sale on Thursday the 7th November 2024 7pm prompt start time and is held at the John Smith Stadium,

Huddersfield, HD1 6PG subject to remaining unsold previously.

## 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.

## VIEWINGS

Please be advised that the auction block viewings will be taking place on Tuesdays the 15th, 22nd and 29th October and Tuesday the 5th November, Friday 1st November, Saturday's the 26th October and 2nd November all at 10am prompt, there is no need to book an appointment.

## ADDITIONAL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

