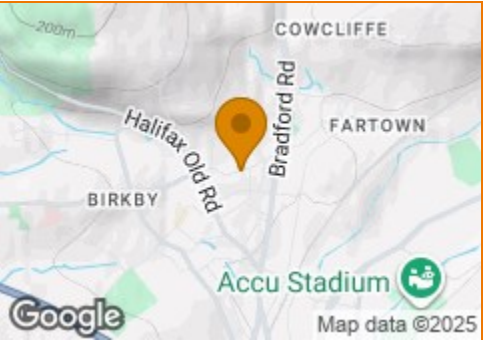


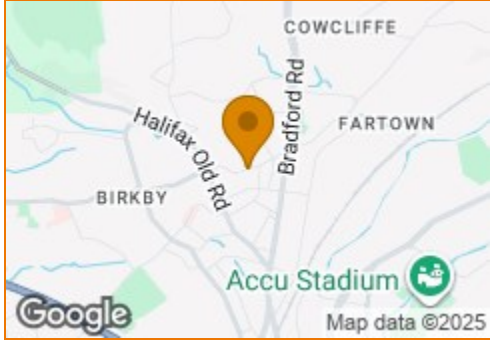
Terrain Map



Hybrid Map



Terrain Map



Floor Plan



BOULTONS



Spaines Road

Fartown, Huddersfield, HD2 2QD

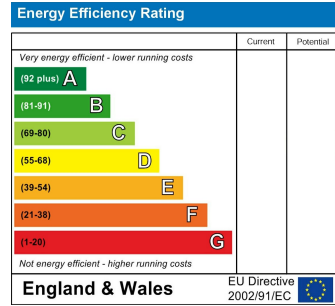
Auction Guide £175,000



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



CHARTERED SURVEYORS



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Spaines Road

Fartown, Huddersfield, HD2 2QD

Auction Guide £175,000



**** AUCTION UNDER TRADITIONAL CONDITIONS *** VIA OUR ONLINE BIDDING PLATFORM ***

*** OPEN TO BID FOR 24 HOURS FROM 13.00 ON THE 15TH OF DECEMBER UNTIL 13.00 ON THE 16TH ***

This unconverted chapel presents a unique opportunity for those seeking a property brimming with character and architectural detail. With its truly spacious floor area, the chapel offers a versatile space that could be adapted for a variety of potential uses, subject to the necessary planning permissions.

The property is prominently located, ensuring excellent visibility and accessibility, making it an ideal choice for creative minds looking to transform this historic building into something extraordinary. While the chapel is in need of repair, it is this very aspect that allows for a number of alternative end uses, enabling you to design and renovate the space to suit your vision.

Whether you envision a stunning residential conversion, a unique commercial space, or a community hub, the possibilities are as vast as the chapel itself. Embrace the chance to breathe new life into this remarkable structure and create something truly special in the heart of Huddersfield.

Prospective buyers should make their own enquiries with the local planning authority or planning professionals with respect to their end use.

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

GENERAL NOTES

A very large stone built building set out in the main over two floors and under a blue slate roof and with a car park at the rear to the south elevation. Constructed circa 1889.

There are solar panels on the roof which we understand are now providing a feed-in tariff arrangement. The accommodation is on two floors and provides approximately 5,000 sq ft comprising -

LOWER GROUND FLOOR – 1,000 SQ FT APPROX.

BALCONY AREA – 1,000 SQ FT APPROX.

RECEPTION AREA, 260 SQ FT

MAIN HALL, 1,584 SQ FT PLUS DAIS, 253 SQ FT

CHURCH LOUNGE, 283 SQ FT

STORE ROOM, 115 SQ FT

PRAYER ROOM, 158 SQ FT

7TH DAY STORE, 144 SQ FT

FLOWER ROOM, 144 SQ FT

CLASSROOM, 308 SQ FT

KITCHEN, 217 SQ FT PLUS 148 SQ FT

INNER HALL WITH FIRE ESCAPE OFF, 110 SQ FT

JUNIOR ROOM, 712 ST FT

VESTRY, 144 SQ FT

STEWARD'S VESTRY, 182 SQ FT

ENTRANCE HALL OFF SPAINES ROAD

WC AND DISABLED WC

TOP FLOOR OF BALCONY, 648 SQ FT WITH STORE ROOM, 2

THE JARRETT ROOM, 701 SQ FT

CELLAR, BEING THE FORMER BOILER ROOM, 231 SQ FT

OIL STORAGE ROOM, 137 SQ FT

BOILER ROM/LIFT ROOM, 279 SQ FT HOUSING GAS FIRED

CENTRAL HEATING BOILER

LADIES WCS

VIEWING NOTES

STRICTLY BY APPOINTMENT THROUGH THE AUCTIONEERS OFFICE.

AUCTION NOTES

Open to bid on the 15th December 24 hours starting at 13.00 (closing bids 13.00 noon 16th December) through our online bidding system available on our website. A traditional auction under common auction conditions held online.

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.*

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.

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.

HOW TO BID

OPEN FOR 24 HOUR BIDDING FROM THE 15TH OF DECEMBER VISIT OUR WEBSITE WELL PRIOR TO THE AUCTION DATE TO REGISTER, SEE THE LEGAL PACK AND THEN BID.

HOLDING FEE

£300 of your £5300 holding deposit fee will be used to cover banking costs and does not contribute towards your deposit.

