



# BOULTONS



£10,000

Cemetery Road Dewsbury WF13 2SE

# Land at Cemetery Road, Dewsbury, WF13 2SE

\*\*\* OFFERS CLOSED, DECISION AWAITED\*\*\*

LAND FOR SALE BY INFORMAL TENDER, ON BEHALF OF THE QUARRY ALLOTMENTS CHARITY

A small parcel of unallocated land comprising of approximately 0.29 acres or thereabouts.

Situated just off Cemetery Road backing onto school grounds. Access to the site is gained between Nos. 9 and 23 Cemetery Road. Offers to be received in writing to be received by 12 noon on Thursday 13th June 2024.

## METHOD OF SALE

Offers to be made in excess of £10,000 in writing or by email to be received by the vendor's agents and marked for the attention of Michael J Sellers, FRICS, email, mike.sellers@boultonsestateagents.co.uk

CLOSING DATE - 12 noon on 13th June 2024

The following information is required:

1. Full name and address of the individual or company proposing to acquire the land.
2. Full name and address of the solicitor who would be acting in the acquisition.
3. Amount of the offer.
4. Details of funding required, if any, with appropriate proof of funds (sent in with the offer), whether it be by way of confirmation of finance being available by their bankers or in another format.
5. Proposed end user and likely timescale.
6. The conditions attached to the offer such as survey, Board approval, planning permission or sale of another property.
7. The prospective purchasers to confirm they will make a contribution to the costs of the Charity in the sum of 2% of the purchase price.
8. The prospective purchaser will immediately pay a non-refundable deposit of 10% of the agreed purchase price.

The site will be sold subject to an overage provision of 30% of the uplift in value over a 30 year period to be triggered by the implementation of Planning Permission for an alternative use to the whole or any part of the land.

The purchaser will need to enter into an overage deed with The Charity on the basis that they cover The Charity's reasonable legal and professional fees associated with the preparation and completion of that agreement.

## GENERAL INFORMATION

The Charity reserves the right not to accept the highest offer.

Late offers may not be taken into consideration.

The vendors reserve the right to enter into discussions with any offeree or before making a decision to sell in order to seek clarification of any offer.

In accordance with Anti Money Laundering regulations, proof of identity and source of funding will be required from the successful offeree prior to instructing solicitors.

The Charity is aware that the site has been subject to unauthorised tipping. The Charity has no funds available to deal with these matters. The site is sold subject to the prospective purchaser being made aware of these issues. No further reductions, allowances or discussions will be undertaken in respect of these matters.

Interested parties enter on site wholly at their own risk. No liability for personal injury will be accepted by The Charity.

## VIEWINGS

The site will be open to view on Wednesday 5th at 2.00pm until 2.30pm.

## Directions

54 John William Street, Huddersfield, HD1 1ER  
Tel: 01484 515029 Email: sales@boultonsestateagents.co.uk

