

Area: (circa) 2321.8 m<sup>2</sup> (24991.623 ft<sup>2</sup>)

Playing Field

## Gilead Road

Longwood, HD3 4TG

Auction Guide £500



\*\* FOR SALE BY AUCTION \*\* VIA AN ONLINE BIDDING PLATFORM \*\* UNDER TRADITIONAL AUCTION CONDITIONS \*\* VISIT OUR WEBSITE TO REGISTER, VIEW THE LEGAL PACK AND BID \*\*

A sloping parcel of land, located between Gilead Road and Longwood Edge making up a piece of Urban Green Space and subject to a protection order forming part of a biodiversity and wildlife habitat area.

Amounting to around 2321 m2 (measured digitally) and sold as seen.

OFFERED ON THE 18TH OF DECEMBER FOR 24 HOURS WITH CLOSING BIDS ON OR BEFORE THE 13.00 ON THE 19TH OF DECEMBER.



## TITLE NUMBER

FREEHOLD WYK891548 being " Land on the North-East side of Gilead Road. Huddersfield.

## TENURE

FREEHOLD.

## VIEWING NOTES

CAREFULLY FROM THE ROADSIDE ONLY DURING DAYLIGHT HOURS.

## AUCTION NOTES

Open to bid on the 17th December for 24 hours starting at 13.00 (closing bids 13.00 the 18th of 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.

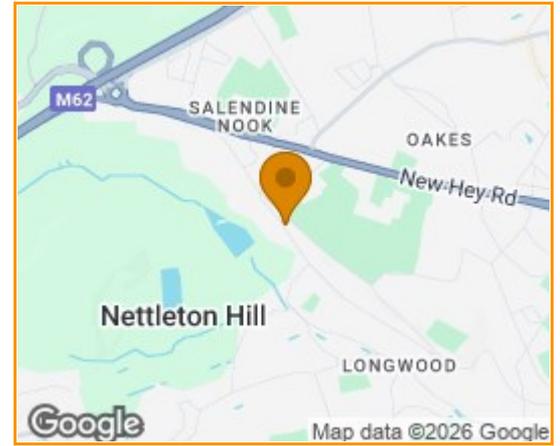
## HOW TO BID

OPEN FOR 24 HOUR BIDDING FROM THE 17TH DECEMBER at 13.00. VISIT OUR WEBSITE WELL PRIOR TO THE AUCTION DATE TO REGISTER, SEE THE LEGAL PACK AND THEN BID.

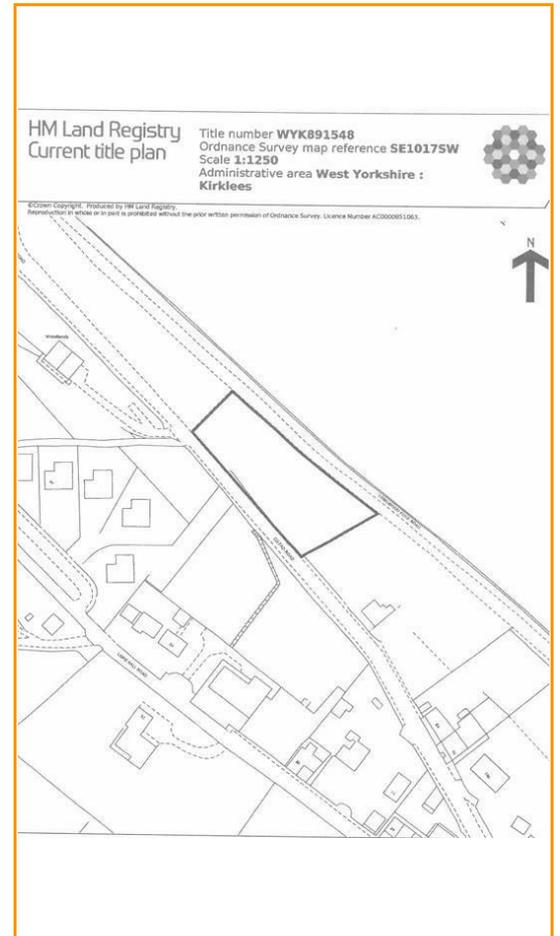
## HOLDING FEE

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

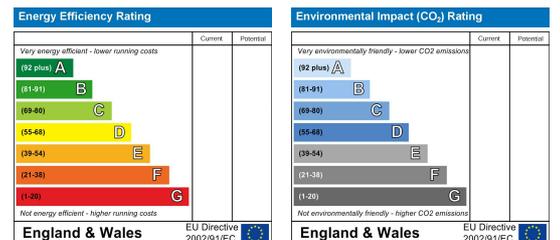
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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