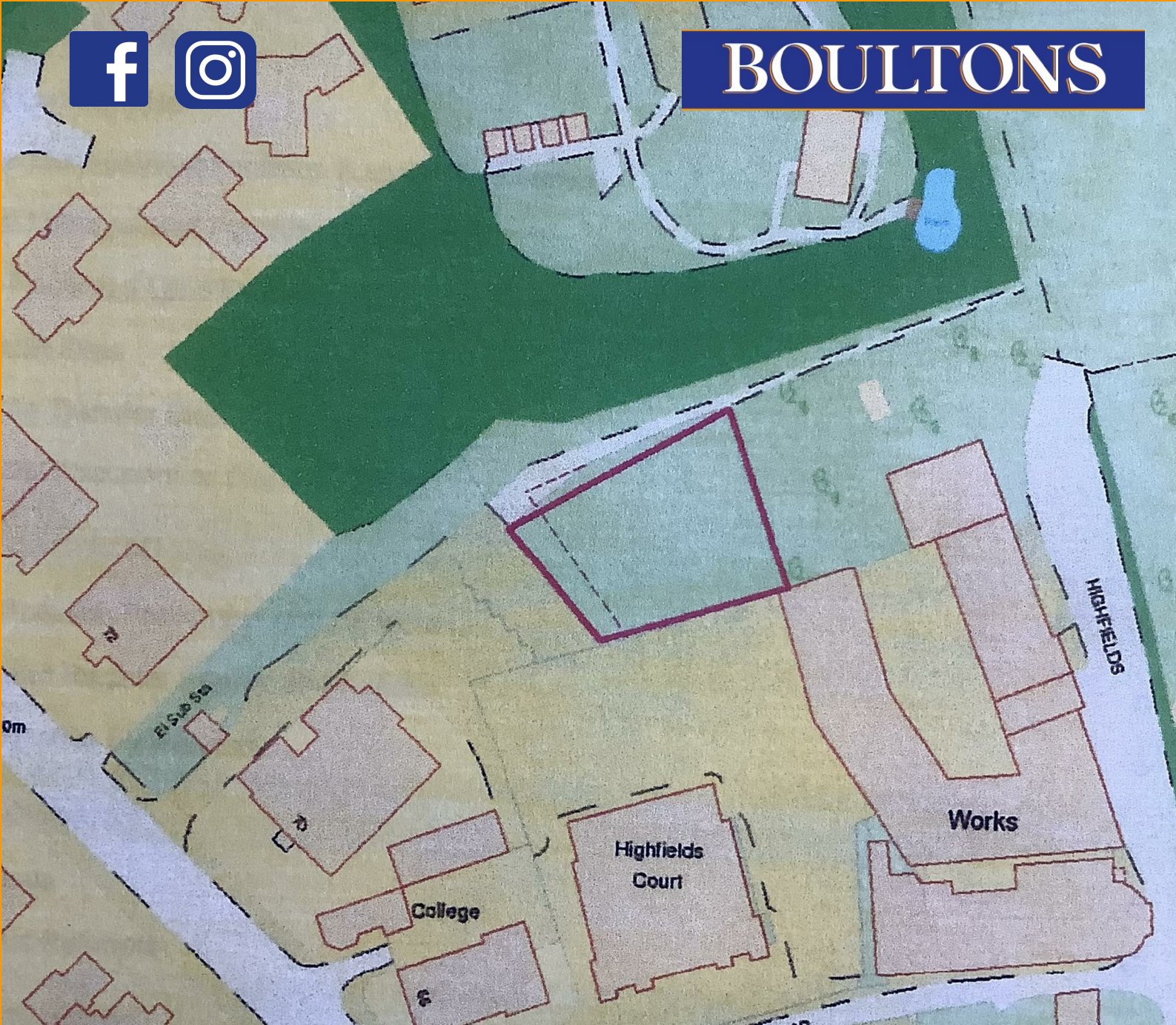




# BOULTONS



## New North Road

Edgerton, Huddersfield, HD1 5NE

£180,000

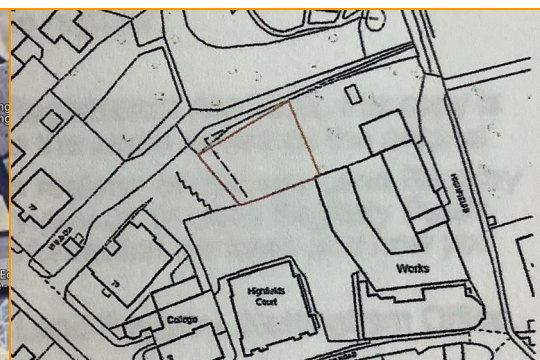


A PARCEL OF LAND OFFERED FOR SALE BY AUCTION, LIVE IN THE ROOM AND FACE TO FACE ON THURSDAY 20TH OF JUNE, 7PM PROMPT AT THE JOHN SMITHS STADIUM.

With a favourable pre-planning application already on file and a previous planning permission for 5 townhouses, making this an exciting opportunity for developers to progress in the direction they see fit.

Located in a popular area near the town centre, is this very gently sloping area of land which provides a blank canvas for your architectural aspirations. Amounting at around 0.25 acres (not measured) and situated in a conservation area within the curtilage of a listed building, so surrounded by some of the Towns grandest buildings and ensuring that any development will be in harmony with the surroundings.

Whether you are looking to build a stunning family home, a development of properties or an investment block as per the pre app, there is an array of possibilities subject to the necessary local authority consents.





DIRECTIONS/LOCATION

Accessed from New North Rd (A629), turn between numbers 70 and 72 down the track where the land will be found towards the bottom of the car park with a bridal way adjacent to the northern most boundary.

AUCTION INFORMATION

The lot is included in a collective property auction sale which is taking place on Thursday 20th of June 2024 commencing 7pm PROMPT 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.

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.

TENURE

We understand that the land is a freehold interest.

VIEWING ARRANGEMENTS

On site during day light hours.

AGENTS NOTES

Please seek the advice of your legal representative in respect of all title matters, covenants, easements, rights or other matters affecting the lot.

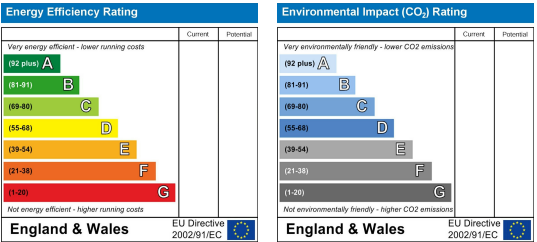
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.