



The Old Bakery, Helmet Lane, Meltham
Holmfirth

Guide Price **£27,000**



The Old Bakery, Helmet Lane

Meltham, Holmfirth

TO BE SOLD BY THE MODERN METHOD OF AUCTION - STARTING BID PRICE £45,000 PLUS RESERVATION FEE - T&C's APPLY

Tucked away off Helmet Lane, a brick and stone built former bakery requiring modernisation with potential to conversion to residential use subject to planning.

The property has three phase power, gas and water and stone cobbled area immediately to the front. The ground floor comprises two rooms measuring 18'7" x 14'7" and 12'7" x 8' with mezzanine level over. 24hr unobstructed access.

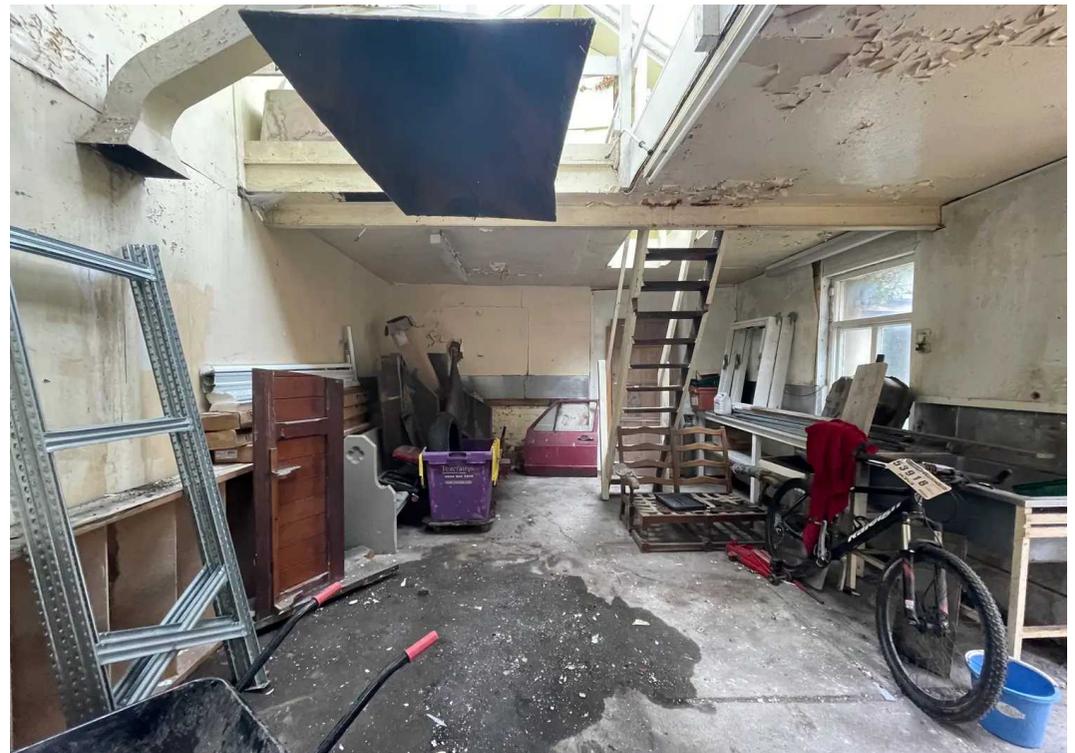
Helmet Lane is situated off Wessenden Head Road and is within walking distance to the amenities offered within the village, including shops, restaurants, bars and supermarket.

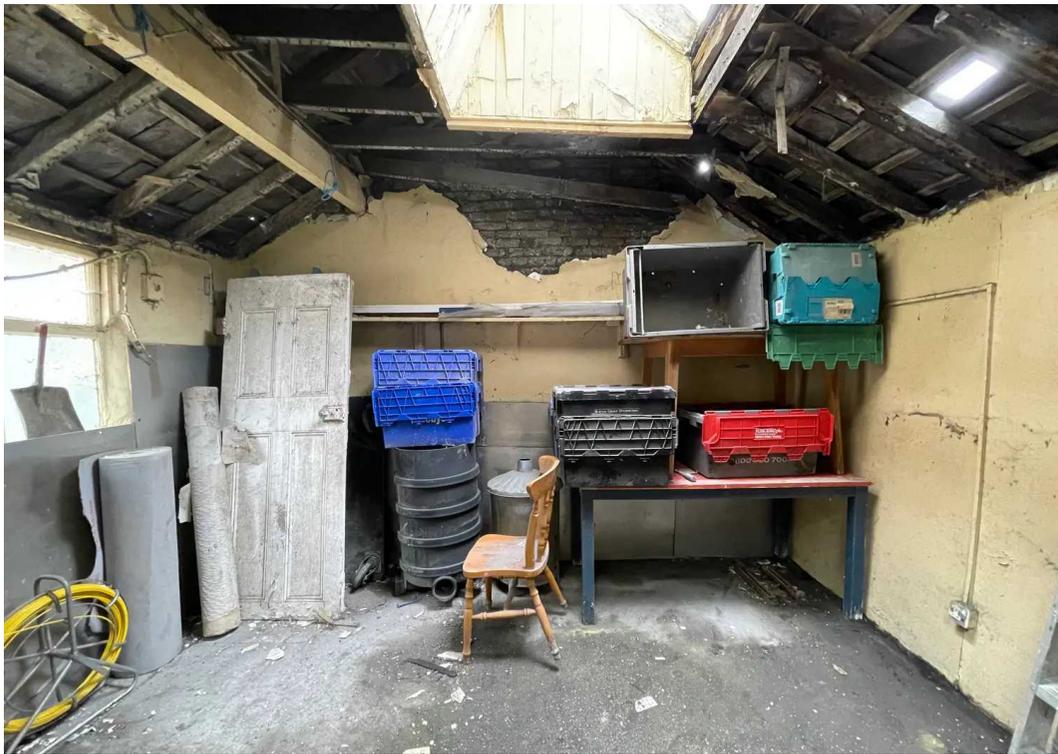
The property is for sale by modern method of auction with a started bid price of £45,000.

Tenure: Freehold

- SECURE SALE
- RESERVATION FEE APPLIES
- 24HR UNOBSTRUCTED ACCESS







ADDITIONAL INFORMATION

TENURE

FREEHOLD

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

DIRECTIONS

Using satellite navigation enter the postcode HD9 4JF. The property being situated on the left hand side.

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MODERN METHOD OF AUCTION

The property is for sale by the modern method of auction. Should you view, offer or bid on the property, your information will be shared with the auctioneer IAMSOLD Ltd. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make a payment of a non refundable reservation fee. This being 4.2% of the purchase price inc VAT subject to a minimum of £6,000 inc VAT. The reservation fee is paid in addition to the purchase price and will be considered as part the chargeable consideration for the property and the calculation for stamp duty liability.

Buyers will be required to go through identification process with IAMSOLD and provide proof on how the purchase will be funded. This property has a buyer information pack which is a collection of documents in relation to the property.

The documents may not tell you everything you need to know about the property, so you are required to do your own due diligence before bidding.

A sample copy of the reservation agreement and the terms/conditions are also contained within the pack.

The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack, where it has been provided by IAMSOLD.



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