



12 Smithy Brook Lane Dewsbury, WF12 0JD

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 10TH OF OCTOBER 2024 AT 12PM. ATTENTION BUILDERS/DEVELOPERS- Set on a large plot extending to approx. 0.1 Acre with stunning far reaching rural views is this building project for sale.

The project is part way through the demolition of the existing house and the construction of the building that is destined to replace it. It is more than a building plot as it has the foundations, all the utilities and some of the new walls already erected to the rear of the site.

The plans for the house which will create a state of the art open plan contemporary light and bright luxury home have been approved under planning permission number 2021/62/94298/E and the architect drawings are shown on our images. Yorkshire's Finest a well respected local estate agent believe the finished value of the property will be in the region of £700,000.

- ATTENTION BUILDERS/ DEVELOPERS
- DEVELOPMENT OPPORTUNITY
- OVER 1 ACRE OF FREEHOLD LAND
- POPULAR LOCATION OF THORNHILL
- OVER LOOKING OPEN FIELDS

Auction Guide Price - £225,000

Site Area

Approximately 0.1 acre of Land.

Solicitors

Waterstone Partnership Solicitors
Ref: Akash Hussain

Brochure Prepared

12.09.24

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		

Guide Price: An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003

Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.