



63 Deighton Road Huddersfield, HD2 1LS

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 1ST OF MAY 2025 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. A stone built former Sunday School dating back originally to circa 1818 with additions detailed on the date stone in the late Victorian era of circa 1891. It is in need of a comprehensive repair or conversion. The building lends itself to a variety of uses subject to planning consents most notably having been used as a workshop and storage premises in recent years. The property enjoys a wide frontage on to Deighton Road and is most conveniently situated for local daily amenities and also the railway station is within close proximity. Sure to be of great interest to builders, developer's. Any prospective purchasers must make their own planning enquiries regarding the property which is circa 290 m2 of gross internal area. Tenure- Freehold

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 1ST OF MAY 2025
- SUITABLE FOR A VARIATY OF USES
- POTENTIAL DEVELOPMENT (SPP)
- STONE BUILT DETACHED SUNDAY SCHOOL WITH A WIDE FRONTAGE
- RECENTLY USED AS A WAREHOUSE
- CALL TO BOOK A VIEWING

Auction Guide Price - £90,000

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Huddersfield, HD2 1LS**

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Description

Ground Floor - Overall (74' x 26'3").

Plus access to storage rooms to rear in poor condition which we were unable to access at the time appraisal..

Lower Ground Floor - Storeroom (13' x 22' ave)

First Floor - First Floor (74' x 26')

With exposed timber beams and steep angled ceiling

Outside - The property is flush with the pavement to the front so street lined and does not extended as we understand it beyond the walls at the sides or rear. See legal pack to confirm the boundaries.

Tenure - We understand that the property is a freehold.

Solicitors

Bailey Smailes Solicitors

Ref:- TBC

Brochure Prepared

08-04-2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 area 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.