

FOR SALE BY AUCTION

Land Adjacent 374 Halifax Road
Todmorden
OL14 5ST

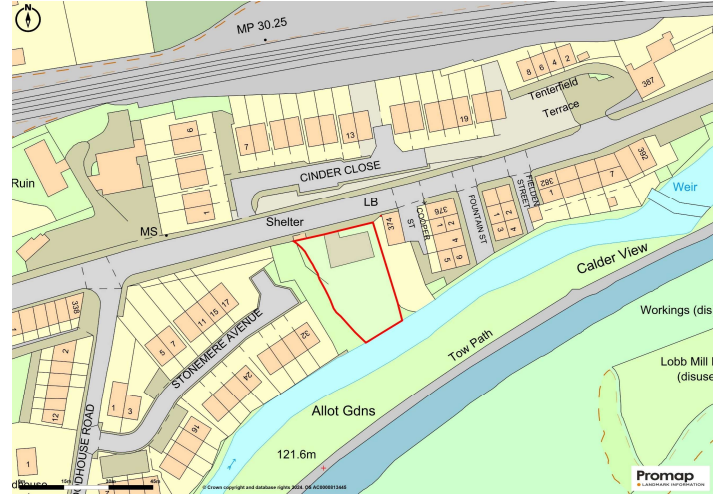
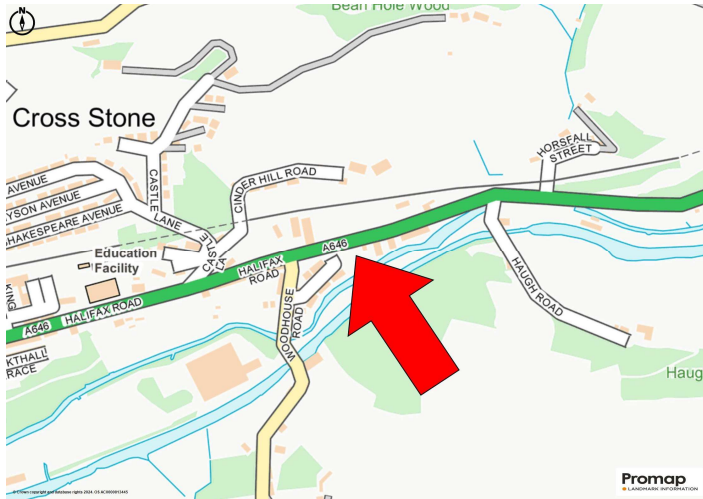
- 0.199 acres (0.081 hectares)
- Flat, regularly shaped plot, with good access
- Lapsed planning consent, but scope for building three houses
- Popular location on the outskirts of Todmorden



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Location

The land fronts the main A646 Halifax Road, on the outskirts of Todmorden.

Todmorden, with a population of c15,500, is a popular market town, in the Upper Calder Valley, approximately 9 miles west of Halifax, 8 miles south-east of Burnley and 17 miles north-east of Manchester.

Description

The land comprises a 0.199 acres (0.081 hectares) flat, regularly shaped plot, with direct access from the road.

Tenure

The land is held freehold under title number WYK624877, details of which can be found in the legal pack.

Planning

Under application number 04/01732/FUL, planning consent was granted on 15th October 2004 for the erection of two pairs of semi-detached houses. It was not possible for this consent to be implemented, due to the discovery of a Yorkshire Water culvert running beneath the site. It is understood that three dwellings could be erected on the site, subject to planning.

Guide Price

£120,000 to £130,000

VAT

Refer to legal pack.

Legal Fees

Refer to legal pack.

Solicitor

Finn Gledhill
1-4 Harrison Road
Halifax
HX1 2AG

Contact: Carol Stevenson
Tel. 01422 330000
Email: carol.stevenson@finngledhill.co.uk



Walker Singleton
walkersingleton.co.uk | 01484 477600

Oak House, New North Road, Huddersfield, HD1 5LG

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Viewing

Interested parties are invited to go on to the land to inspect at their own risk.

Phil Deakin

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Lily Garside

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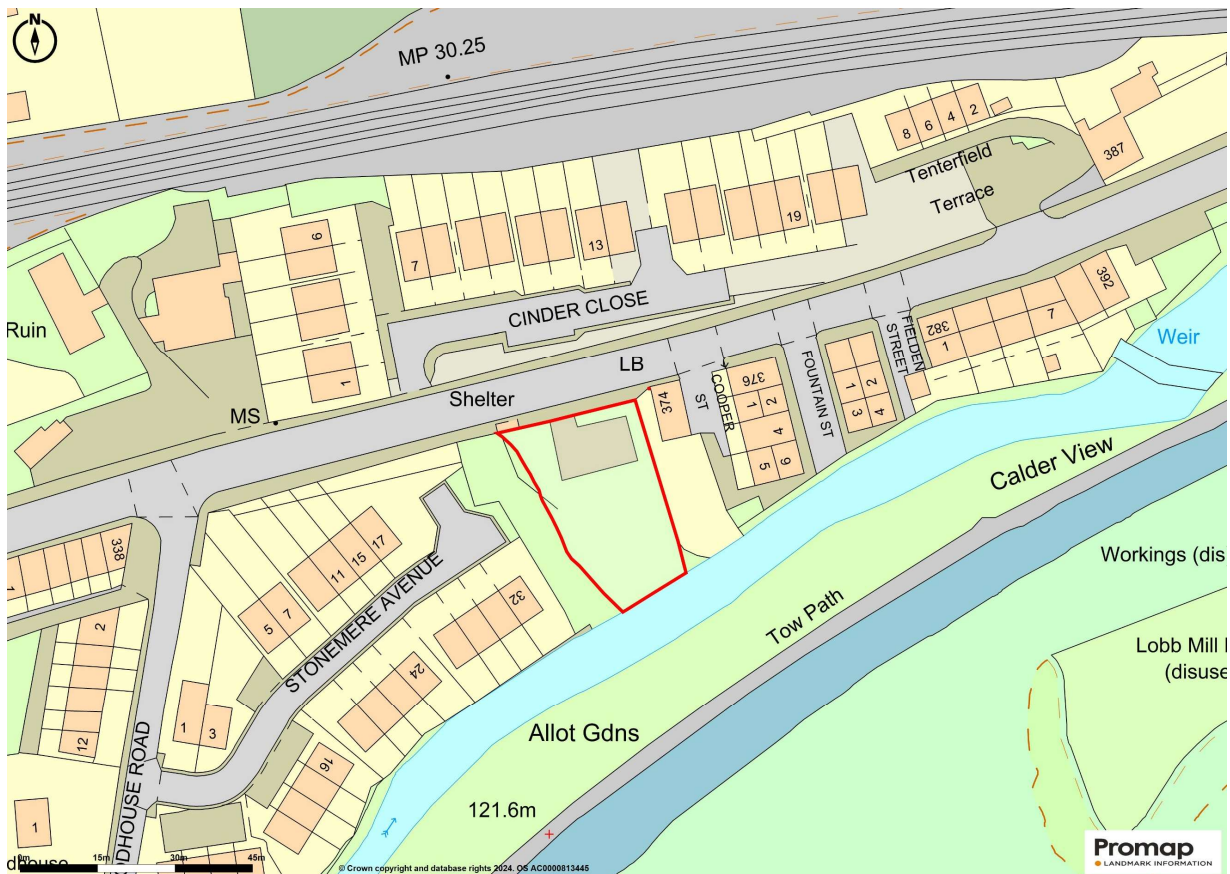
Auction Information

The land is to be offered for sale, by on-line auction, on Thursday, 15th August 2024, at 12noon.

There will be a buyer's administration fee of £950 + VAT on this lot. This will be chargeable upon the fall of the electronic gavel.

IMPORTANT NOTICE TO BIDDERS If you intend to bid at the auction, you MUST provide two forms of identification: Passport or Drivers Licence AND proof of current address.

Ref: 43844



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