

FOR SALE BY AUCTION

9, 10 & 11 Hollins
Hollins Lane
Luddenden Foot
Halifax
HX2 6JZ

- Substantial two storey stone built property
- Full renovation opportunity (subject to planning)
- 2,738 ft² (254.34 m²)
- Within a plot of over half an acre



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Location

The property is located on Hollins Lane in the village of Luddenden Foot, near Halifax, West Yorkshire. The rural setting offers a peaceful and scenic environment, surrounded by open countryside whilst still being within easy reach of Halifax town centre. Halifax is located approximately 5 miles from the property.

Luddenden Foot benefits from good access to the A646, providing good links to Hebden Bridge and Sowerby Bridge.

Description

This substantial stone built property is two storey and currently forms two adjoining cottages and a barn. It is situated on a generous plot with panoramic countryside views. The property offers significant scope for renovation and redevelopment subject to obtaining the necessary planning consent.

Internally the building requires full refurbishment, presenting an ideal opportunity for developers or buyers seeking a project with potential for conversion into separate dwellings or a larger single residence.

There is a recently formed private access to the property off Hollins Lane, the subject property does not own this but has an easement in the form of a right of way over it. In addition to this new access there is the original shared access to the front of the property. There is ample outdoor space for parking. The property is grade II listed.

Services

Please refer to the legal pack.

Accommodation

The total approximate gross internal floor areas are:

	ft ²	m ²
9 Hollins	588	54.64
10 Hollins	1,538	142.90
11 Hollins (Barn)	611	56.80
Total approximate GIA	2,737	254.34

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Tenure

The property is held freehold. Title documents are within the legal pack.

Guide Price

£310,000

Terms

The freehold interest in the property is offered via on-line auction with vacant possession.

VAT

The price quoted is exclusive of VAT (if applicable).



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4b Cartwright Court, Dyson Wood Way, Bradley Business Park, Bradley, Huddersfield, HD2 1GN

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Solicitor

Wilkinson Woodward Solicitors
11 Fountain Street
Halifax
HX1 1LU

Contact: Andrew Crabtree
Email: amc@wilkinsonwoodward.co.uk
Tel. 01422 339600

Viewing

For viewing arrangements, please contact the agent:

Lily Garside

Direct Line: **01484 477627**
Email: lily.garside@walkersingleton.co.uk

Hector Nelson

Direct Line: **01484 477600**
Email: hector.nelson@walkersingleton.co.uk

Auction Information

The property is to be sold, via on-line auction, on Thursday 9th October.

On completion the buyer must pay the sum of £1716.90 (including VAT) towards the legal fees of the Seller and disbursements including the cost of searches.

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.

Completion Date

In accordance with the Common Auction Conditions (Edition 4), Completion is to be within 20 business days following the fall of the electronic gavel, or if the Lot is sold prior to the auction, 20 business days from the date the contract is signed.

Ref: 47637



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Key:

-  Property Title Plan
-  Route of Easement

This plan is for identification and reference purposes only. It should not be taken as a precise representation of the boundaries. Interested parties are advised to inspect the property and refer to the official title documents and deed of easement.

Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1500. Paper Size - A4



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