

Land at
Dalton Fold Road
Dalton
Huddersfield

Price: Offers in
the Region of
£35,000



PARCEL OF LAND

0.39 ACRES

- Potential for development, subject to planning
- Positioned on the edge of a popular residential area

DESCRIPTION

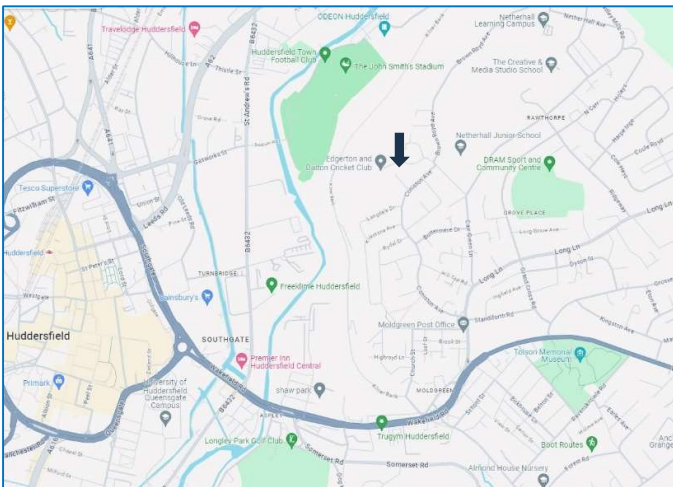
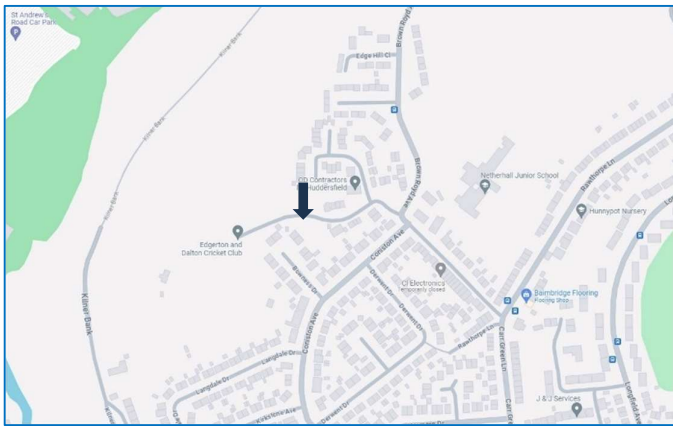
The property comprises a regular shaped parcel of land which is flat and positioned and positioned on the edge of a residential area.

The site extends to 0.39 acres and provides an opportunity to acquire land which has the prospect of commercial or residential use, subject to planning.

LOCATION

The property is located on the edge of Dalton which is a densely populated residential area to the southeast of Huddersfield town centre.

It is a location which is accessible for Huddersfield via the Wakefield Road (A642) and provides comparatively good access to the M1 and M62 motorway networks.



ACCOMMODATION

■ SITE 0.39 ACRES

ASKING PRICE

Offers in the region of £35,000

RATEABLE VALUE

To be advised

TENURE

Freehold
Title No. WYK599156 (part of)

VIEWING

Contact the sole agents

Jonathan J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys1.co.uk

VAT

VAT may be charged on the property and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING N/A



[bramleys.com/commercial](https://www.bramleys.com/commercial)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

INDUSTRIAL • RETAIL • OFFICE • INVESTMENT • LAND