



# PROPERTIES UNDER THE HAMMER



## North Side of Wells Road, Dewsbury, WF12 0LE Auction Guide £35,000



### FOR SALE BY AUCTION ON 1ST JULY 2024

An exceptional opportunity in Dewsbury. This piece of land was granted planning permission for a three bedroom detached house in 2021. Please see application 2021/62/90209/E on Kirklees Council Website and further details within the legal pack.

This is a freehold parcel of land in Thornhill, Dewsbury located adjacent to 18 Wells Road and would be an ideal purchase for a developer.

Thornhill is a residential area on the outskirts of Dewsbury, which is a 10 minute drive away and offers shops, schools, train station and leisure facilities.

With a size of approx. 0.06 acres, this land provides the perfect setting for a modest family home..

Don't miss out on the chance to make your mark in this desirable location. Contact us today to explore the endless possibilities that this plot has to offer.

- Tenure: Freehold
- Guide price £35,000
- Approx. 0.06 acres
- Planning granted for a 3 bed house
- Development opportunity

