


property details **approval form**

Land To The Rear Of, 70 New North Road, Edgerton, Huddersfield, West Yorkshire, England, HD1 5NE

Date: 19 May 2025

Property Ref and Version: HDF114957 - 0008



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 8 Westgate, HUDDERSFIELD, West Yorkshire, HD1 1NN

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>> **price**

guide price £150,000

Tenure: Freehold

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Attention Investors and Developers
- > Previous Planning Granted For Five Town Houses With Parking Kirklees Application No 2003/62/92344/W1
- > Superb Development Opportunity
- > Good Location & Great For The M62 Commuter Belt
- > Close to Town Centre - Ideal for Student Housing!
- > EPC Rating: Exempt

>> **short description**

Attention Developers and Investors! A superb opportunity to purchase land with previous planning permission for an exclusive enclave of five three bedroom town houses. Ideal development opportunity, close proximity to town centre.

>> **long description**

Attention Developers and Investors! A superb opportunity to purchase land with previous planning permission for an exclusive enclave of five three bedroom town houses with parking, that would appeal to all types of buyers. Ideal location for locals and commuters with easy links into the centre and within easy access to motorways and train and bus routes. Previous planning surveys and full drawn plans available upon request.

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>> **room description**

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

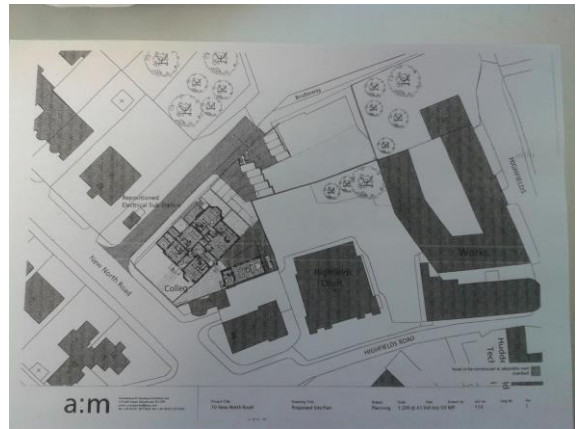
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>> **property images**



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>> floor plan



>> approval

	Signature	Date
Chloe Ryan		
Mr I. Khalid		