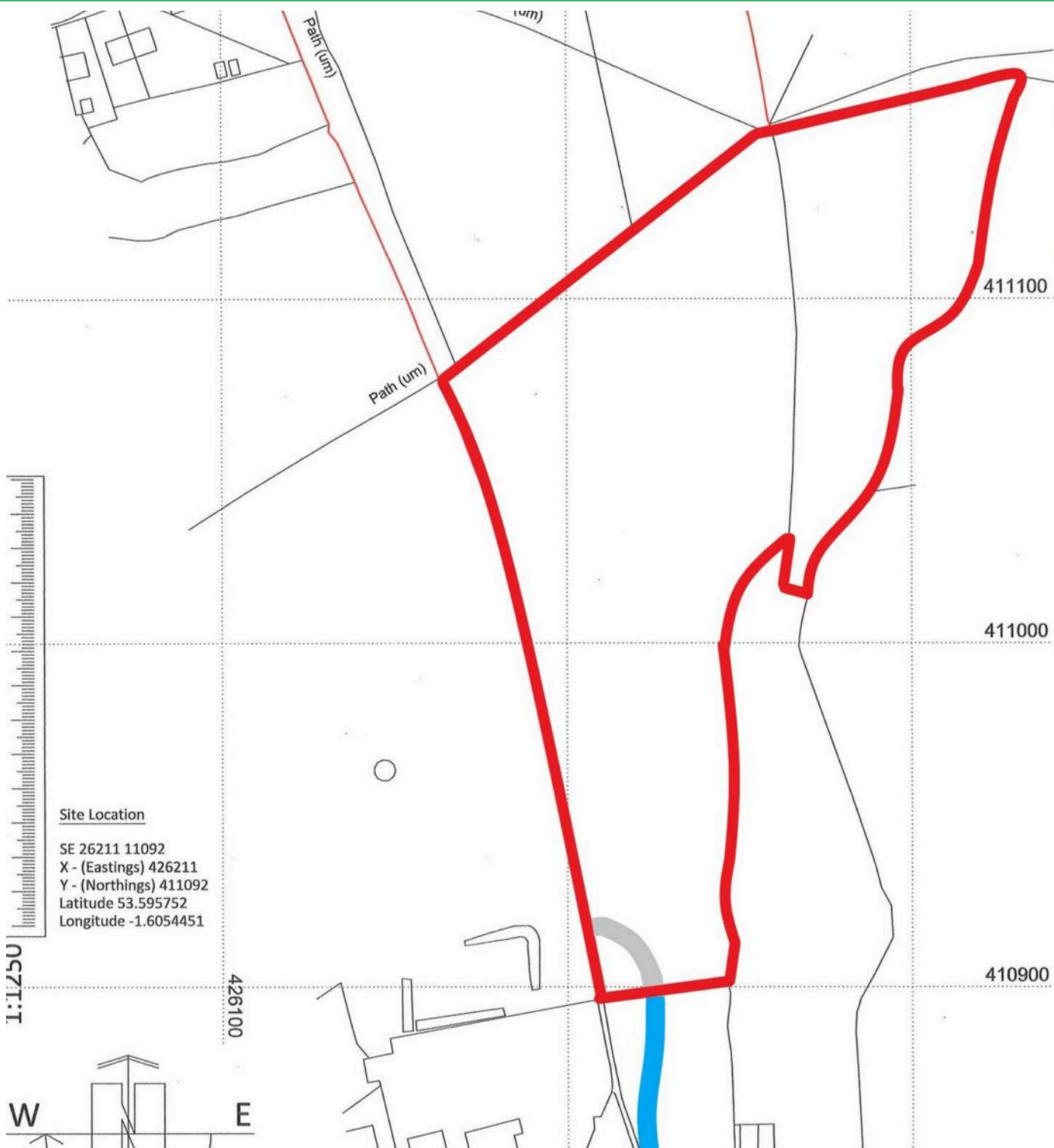




Land, Bilham Road, Clayton West
Huddersfield, HD8 9PA

Best & Final Offers Over **£150,000**



Land, Bilham Road

Clayton West, Huddersfield, HD8 9PA

A BEAUTIFUL BLOCK LAND, APPROXIMATELY 8.5 ACRES, OFF BILHAM ROAD AT CLAYTON WEST. WITH MATURE TREES AND STABLE BLOCK WITH FOUR STABLES.

With access from Bilham Road, just off the high street in Clayton West, this area of land is down to grass and provides good agricultural land or is indeed ideal for equestrian usage, with great riding out countryside close by.

The land measures approximately 8.5 acres and is offered for sale via the **Best & Final Offers** method.

All bids are to be submitted in writing to the Kirkburton office no later than **12 noon on Friday 30th May 2025**.



ADDITIONAL INFORMATION

It should be noted that the property is served by a water supply with a separate meter located next to Bilham Road. The four stables having planning approval and were erected approximately 10 years ago. The access track through neighbouring land is approximately 12 feet wide, a portion of which (the area shown as grey on the plan) is located within the land for sale and gives access through to the Millennium Green. We are informed that the property is freehold and has tree preservation orders on the land. The property is also crossed by a footpath.





The land is offered for sale via the **Best & Final Offers** method.
All bids are to be submitted in writing to the Kirkburton office no later than **12 noon on Friday 30th May 2025**.

VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ 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.

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

kirkburton@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000