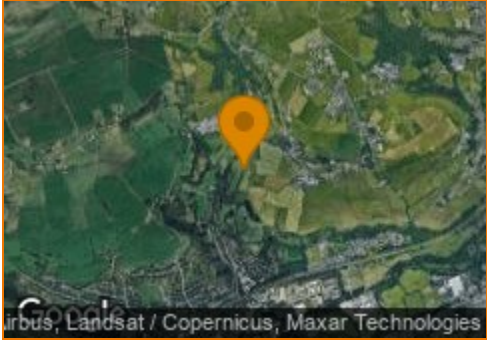


Terrain Map



Hybrid Map



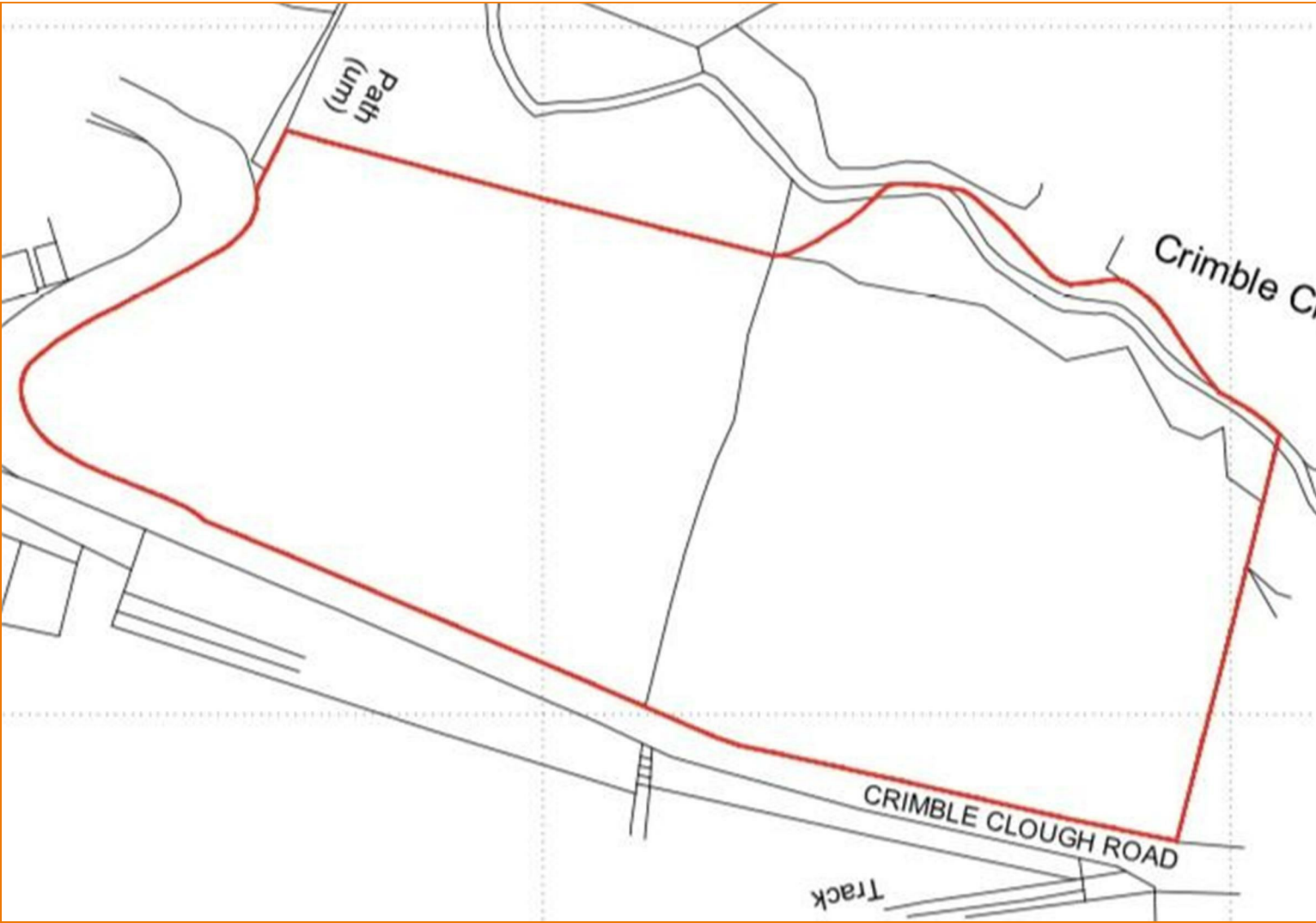
Terrain Map



Floor Plan



BOULTONS



Crimble Clough Road

Golcar, Huddersfield, HD7 4JX

£25,000

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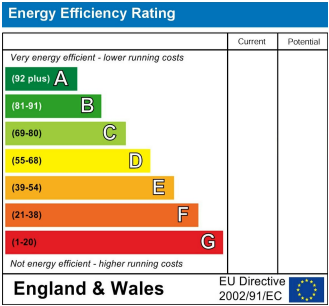




Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Crimble Clough Road

Golcar, Huddersfield, HD7 4JX

£25,000

On site during daylight hours.



*** BY WAY OF TRADITIONAL AUCTION - OFFERED AT THE JOHN SMITHS STADIUM ON MAY 22ND ***

**** LIVE IN THE ROOM BIDDING - STARTING AT 7PM PROMPT - ARRIVE EARLY TO REGISTER ****

A parcel of grazing land on the outskirts of Slaithwaite amounting to approximately 2.8 Acres comprising two fields and part of the watercourse. The land slopes and has been used for the grazing of sheep. There are two gateways (one per field with primary access from the bottom of the field down by the bend heading up the hill.

LOCATION

SE 08168 15044
X - (Eastings) 408168
Y - (Northings) 415044
Latitude 53.631856
Longitude -1.8779612

AUCTION INFORMATION

The property is included in a collective property auction sale which is taking place on Thursday 22nd May 2025 commencing 7pm PROMPT and is held at the John Smith Stadium, Huddersfield, HD1 6PG subject to remaining unsold previously.

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction. *Please be aware there may be additional fees

payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.*

GUIDE PRICE

GUIDE PRICE: This is an estimate of the likely range of selling price and is set at the commencement of marketing. The guide price may change during the marketing period. RESERVE PRICE: This is agreed with the Auctioneer prior to the auction and will not be disclosed to the public. The reserve price is the lowest figure at which the property is available for sale at the auction. If the lot is not sold at the auction then the property may be available for sale afterwards at a higher or lower figure. See catalogue for full explanation.

CONTRACT INFORMATION

The auction will be conducted under Common Auction Conditions (3rd Edition 2009) and a copy of the Special Conditions and other supporting legal documents will be available for inspection at the sole Auctioneers' offices 7 days prior to the Sale.

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

TENURE

A freehold arrangement. Contract pack available prior to the sale.

VIEWING ARRANGEMENTS

