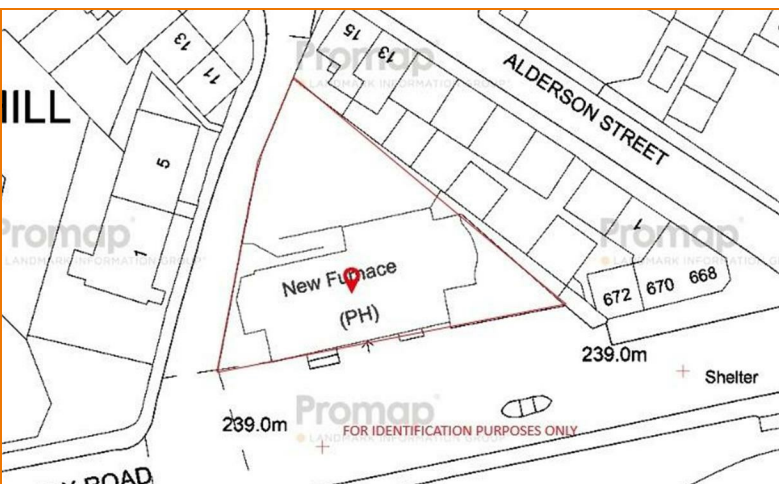
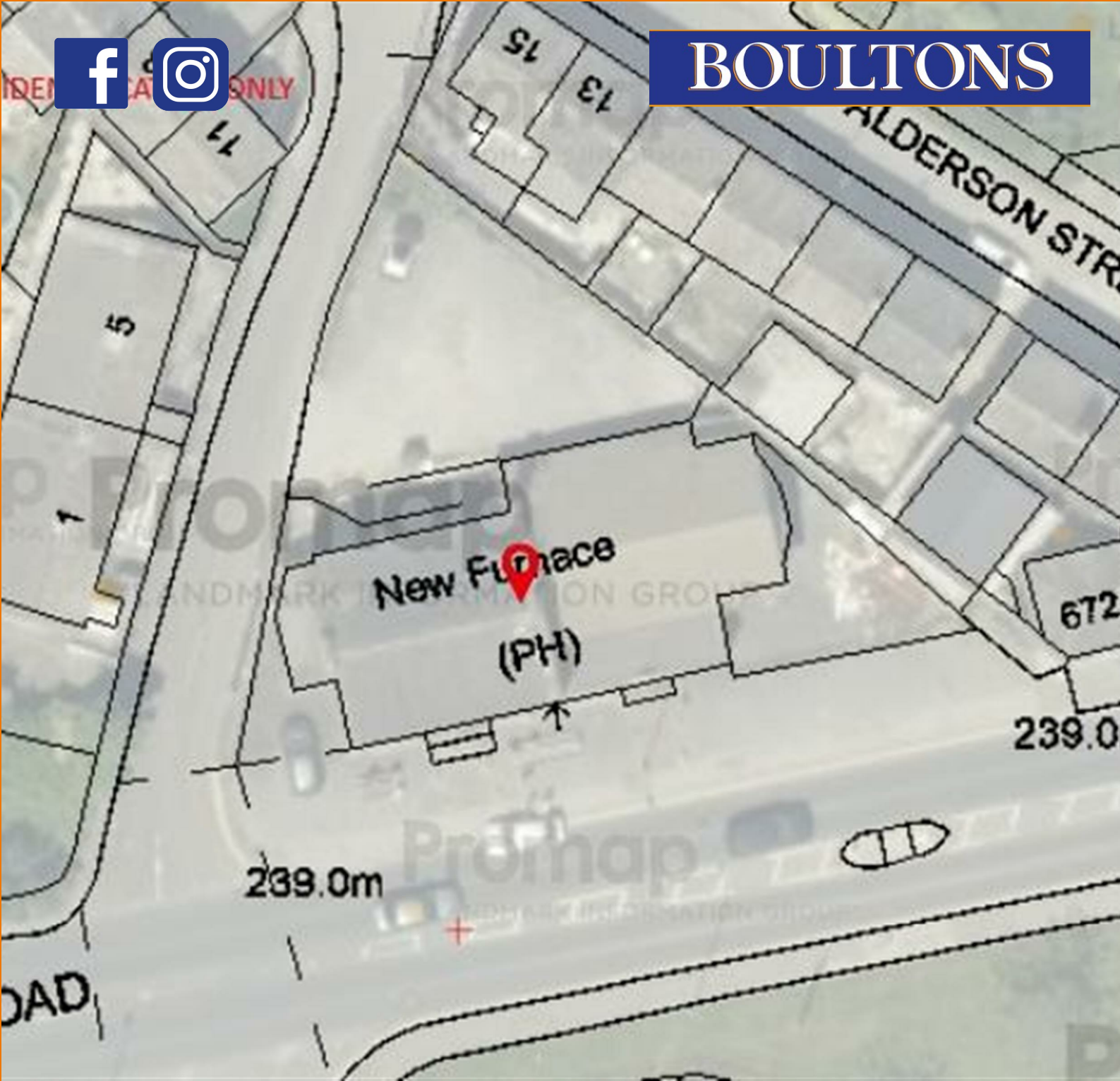




# BOULTONS



## £150,000

Halifax Road Buttershaw Bradford BD6 2HD

# New Furnace, 674 Halifax Road, Buttershaw, Bradford, BD6 2HD

\*\*\* OFFERED BY WAY OF TRADITIONAL AUCTION \*\*\* AS PART OF A WIDER SALE OF LAND AND PROPERTY \*\*\* AT THE JOHN SMITHS STADIUM (HUDDERSFIELD) STARTING AT 7PM PROMPT (PLEASE ARRIVE EARLY TO REGISTER IF YOU WISH TO BID) \*\*\*

Located in a most prominent position on a main arterial road in an area surrounded by both commercial and residential properties and suitable for a variety of potential uses subject to works and the appropriate consents. A detached building mainly stone built and having a car park at the rear. Interested parties should make their own enquiries with regards to planning although it should be noted that there is a lapsed scheme dating back to 2007 for demolition and erection of residential accommodation (11 flats of a one bedroom design).

## ALTERNATIVE USES

There is a now lapsed scheme visible on the local authority planning website showing a permission dating from 2007 for the demolition of the existing building and the erection of 11 flats which are of a one bedroom design. See reference: 07/03162/OUT.

## AUCTION INFORMATION

This 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.\*

## 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.

## 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.

## TENURE

## VALUE ADDED TAX

The property may be subject to VAT and details of which will be included in the contract pack available prior to the auction sale.

## Directions

