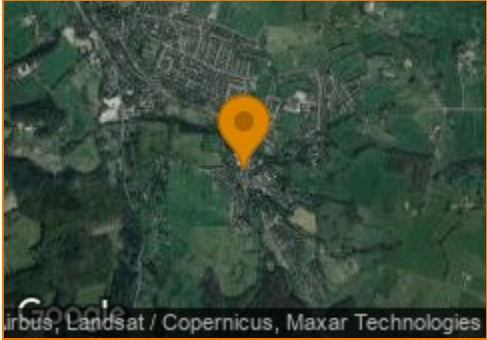


Terrain Map



Hybrid Map



Terrain Map



BOULTONS



Riley Lane

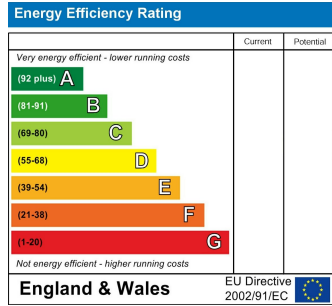
Kirkburton, Huddersfield, HD8 0RX

Auction Guide £165,000

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



CHARTERED SURVEYORS



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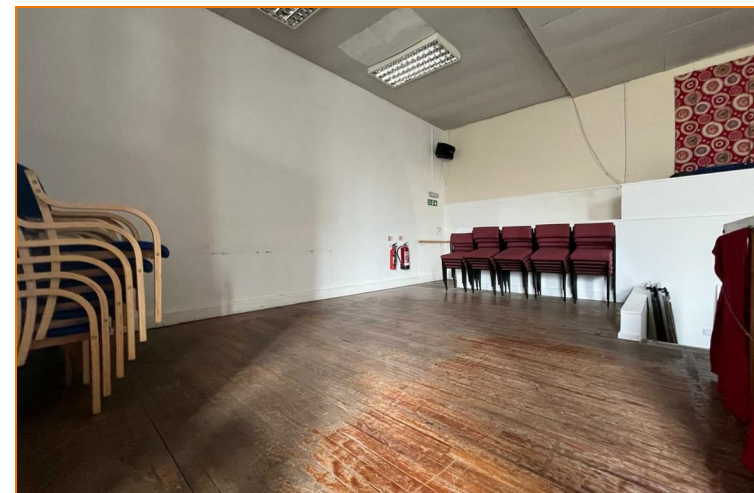
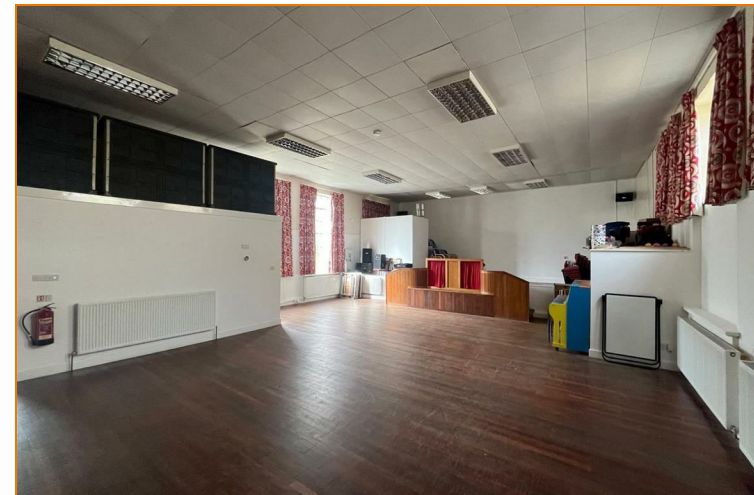
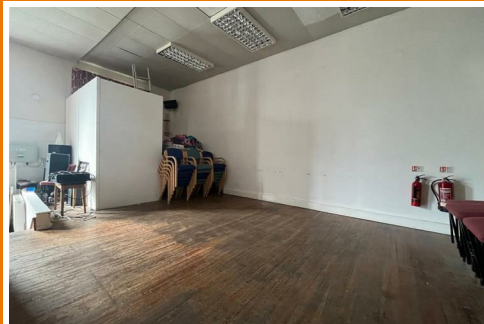
Registered in England no: 3604647 • Regulated by RICS



Riley Lane

Kirkburton, Huddersfield, HD8 0RX

Auction Guide £165,000



Nestled in the heart of Kirkburton, is this remarkable character property, formerly a Salvation Army building. Presenting a unique opportunity for those seeking a versatile space with historical charm. The property is ideally situated near the public car park at the bottom of Riley Lane, placing it at the centre of the village, with an abundance of local amenities and local business nearby.

This distinctive building is brimming with character and offers an abundance of space, making it suitable for a variety of uses, subject to planning permission. Whether you envision transforming it into a charming residence, a creative studio, or a community hub, the possibilities are limited only by your imagination and the protection of its conservation area status.

The property will be available through a traditional auction with an online bidding platform, providing a modern and accessible way to secure this exceptional space. With its rich history and potential for redevelopment, this is an exciting opportunity not to be missed.

If you are looking for a property that combines character, charm, and the potential for various uses, this former Salvation Army building on Riley Lane is a must-see.

VISIT OUR WEBSITE TO REGISTER, VIEW THE LEGAL PACK AND BID. OPEN FOR 24 HOURS FROM 3RD DECEMBER UNTIL 12.00 NOON ON THE 4TH

LGF

Entrance Lobby
Store Under Stairs

WC

Office
11'10 x 16'3

Store Room
10'2 x 7'2

Kitchen
21'6 x 7'2

The units and equipment are freestanding and as such not included in the transaction. Please see the fixtures and fittings form in the legal. You will also find here the central heating boiler with a separate arrangement for upstairs.

UGF
147'7" x 98'5"

LGF
2559'0" sqft

Outside

Garden area and one parking space at upper level, 3 car spaces at lower level.

VIEWING NOTES

STRICTLY BY APPOINTMENT THROUGH THE AUCTIONEERS OFFICE.

AUCTION NOTES

Open to bid on the 3rd December for 24 hours starting at 12.00 noon (closing bids 12.00 noon the 4th December through our online bidding system available on our website. A traditional auction under common auction conditions held online.

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

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.

HOW TO BID

OPEN FOR 24 HOUR BIDDING FROM THE 3rd DECEMBER. VISIT OUR WEBSITE WELL PRIOR TO THE AUCTION DATE TO REGISTER, SEE THE LEGAL PACK AND THEN BID.

HOLDING FEE

£300 of your £5300 holding deposit fee will be used to cover banking costs and does not contribute towards your deposit.

MARKETING PLANS

Please note the maps/plans displayed here are for identification purposes and although taken from land registry plans should be confirmed by your own inspection and the legal pack prior to bidding.