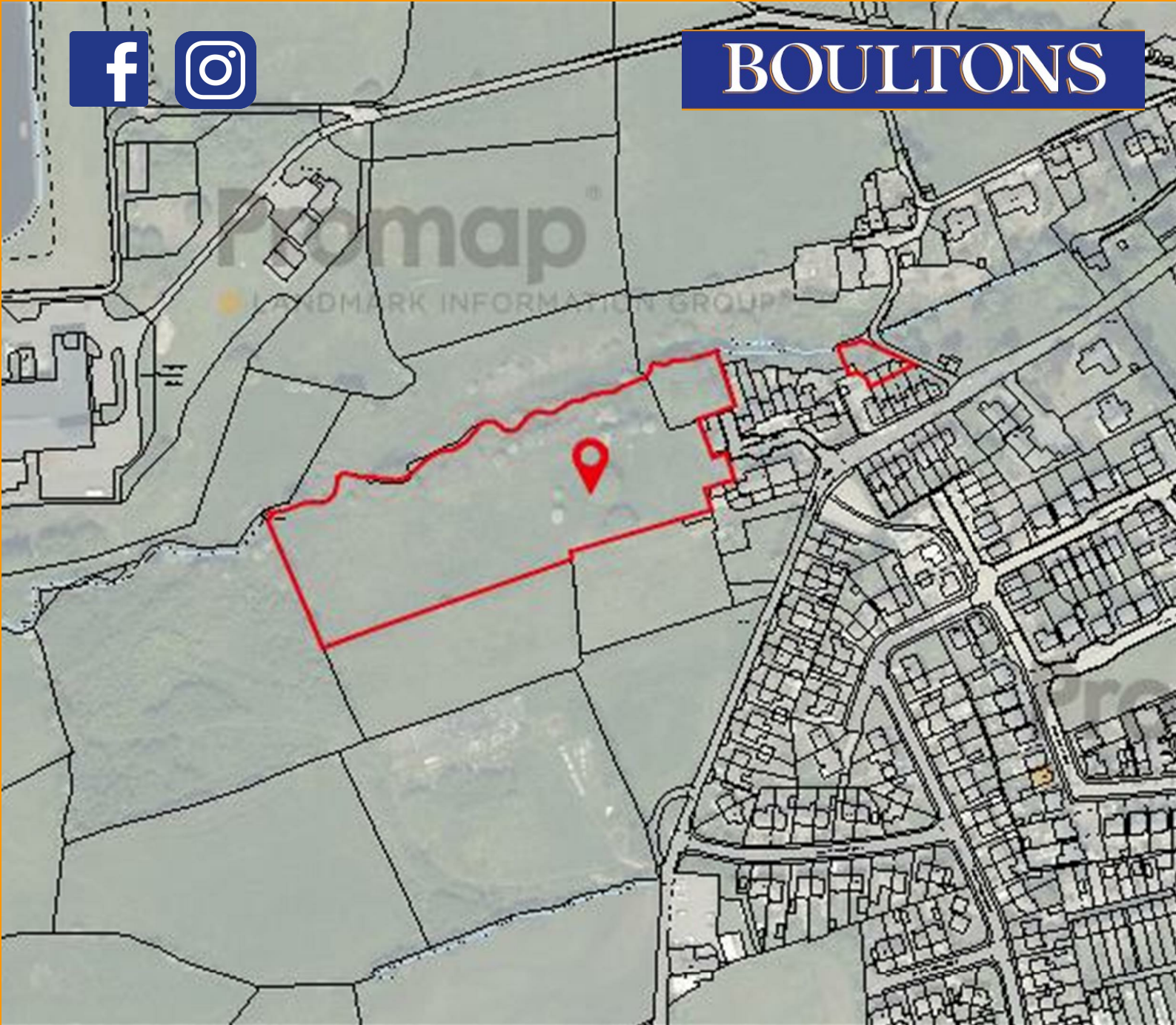




BOULTONS



North West of Parkwood Road

Longwood, Huddersfield, HD3 4TG

Auction Guide £10,000



+++ AUCTION SALE +++ ONLINE BIDDING ++ UNDER TRADITIONAL AUCTION CONDITIONS +++

**** VISIT OUR WEBSITE TO REGISTER - INSPECT THE LEGAL PACK - AND BID *** OPEN FOR BIDDING ON THE 16TH OF DECEMBER FROM 12.00 NOON FOR 24 HOURS ***

Located in the picturesque area of Longwood, these unique parcels of land present an opportunity for those seeking to own their own little piece of greenbelt amenity land (main section). Spanning approximately 3 acres, the principle section of land is situated within a biodiversity opportunity zone, making it an ideal location for nature enthusiasts and conservation-minded individuals, with the smaller section sitting in an area subject to a protection order.

The property is part of the valley slopes and mid-altitudinal grassland, contributing to a vital wildlife habitat network supporting a diverse range of flora and fauna, perfect for those looking to engage with the natural landscape.



TITLE NUMBER
WYK891551:
LAND LYING TO THE NORTH-WEST OF PARKWOOD ROAD,
HUDDERSFIELD.

TENURE
FREEHOLD

ACCESS
Although we understand there is a right of way from Parkwood Close there is not currently a gateway, or pedestrian route to the main field. Works would be required to gain physical access in the future for the successful bidder. We would not advise trying to climb the fence and accessing the site in its current arrangement. Please use the plans as a means of understanding what is being offered.

AUCTION NOTES
Open to bid on the 16th December for 24 hours starting at 12.00 (closing bids 12.00 noon the 17th of 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 will 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.

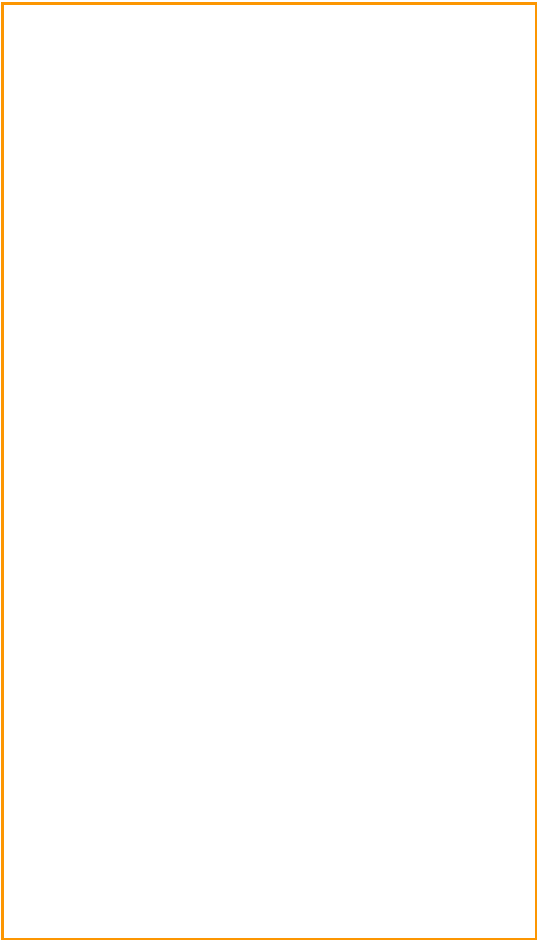
HOW TO BID
OPEN FOR 24 HOUR BIDDING FROM THE 16TH DECEMBER. VISIT OUR WEBSITE WELL PRIOR TO THE AUCTION DATE TO REGISTER, SEE THE LEGAL PACK AND THEN BID.

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

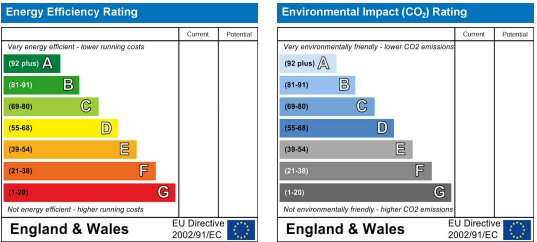
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.