

# HUNTERS<sup>®</sup>

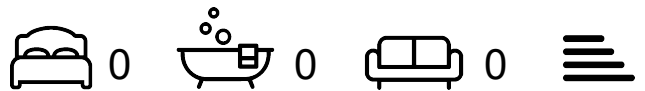
HERE TO GET *you* THERE



## Off Chidswell Lane

Dewsbury, WF12 7SJ

Auction Guide £425,000



FOR SALE BY MODERN METHOD OF AUCTION AT A STARTING BID OF £425,000 PLUS RESERVATION FEE

The site comprises just over half an acre or thereabouts. It was the former victorian property Field Head House with outbuildings, is rectangular in shape and is bounded by Chidswell Lane and nearby popular Leeds Road (A653) It is situated in one of Dewsbury's leading residential areas and close to the nearby popular developments of Amberwood Chase by Harron Homes and up and coming new development site acquired by by Barratt Homes.

In 2008 there were discussions with Kirklees Council to demolish the previous property and build 9 properties split into three sets of three however a formal application was never made.

Chidswell Lane is located off the east side of Leeds Road (A653). Shopping amenities can be found in Dewsbury Town Centre, which lies to the south west with further amenities found in Batley located to the west. Public transport links include Batley Rail Station together with local bus services serving the surrounding area. Recreational pursuits can be found Hanging Heaton Golf Course.





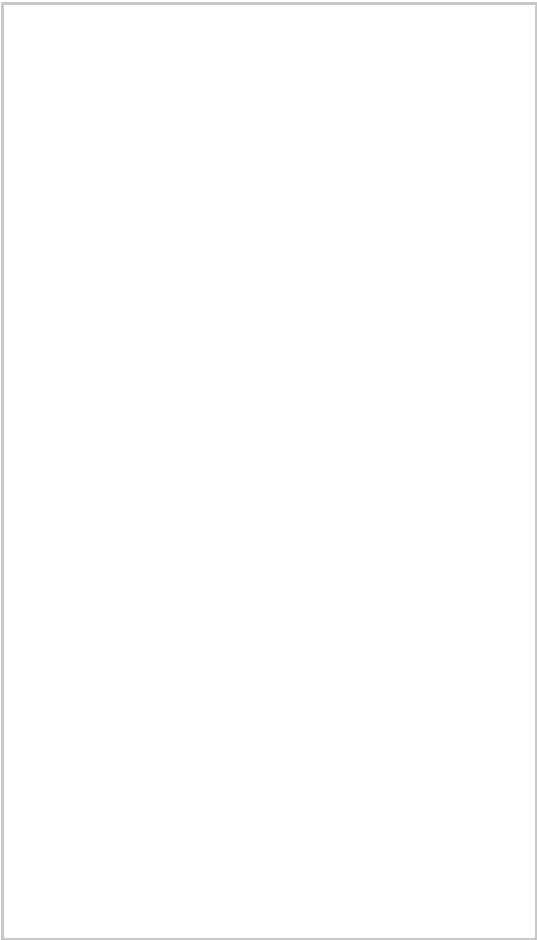
AUCTION NOTES

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

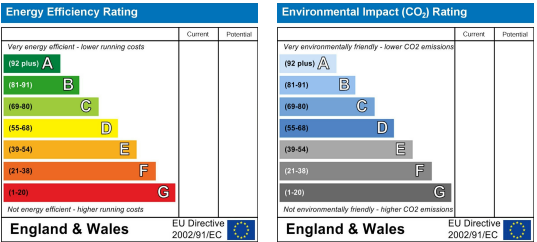
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.