



Land North Of Chapel Street, Wibsey Bradford BD6 1LN

welcome to

Land North Of Chapel Street, Wibsey Bradford

Located in the centre of Wibsey, this land can be utilised for a variety of uses. The site is close to the local shops and amenities within the village and the Bradford city ring road giving access to the motorway and city centre. Japanese Knotweed is present with no treatment in place.



Important Notice

Japanese Knotweed is present with no treatment in place.

• Whilst the auctioneers make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health and Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers, Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellar, attics, exterior grounds and outbuildings and boundaries.

• 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.

• A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% 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. Any payment that will be received by the Agent or

Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



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Land North Of Chapel Street, Wibsey Bradford

- Centre of Wibsey
- Close to local shops
- Gives access to transport links
-
-

Tenure: Freehold EPC Rating: Exempt

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BDF116641 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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