Terrain Map



Hybrid Map



Terrain Map





Viewing

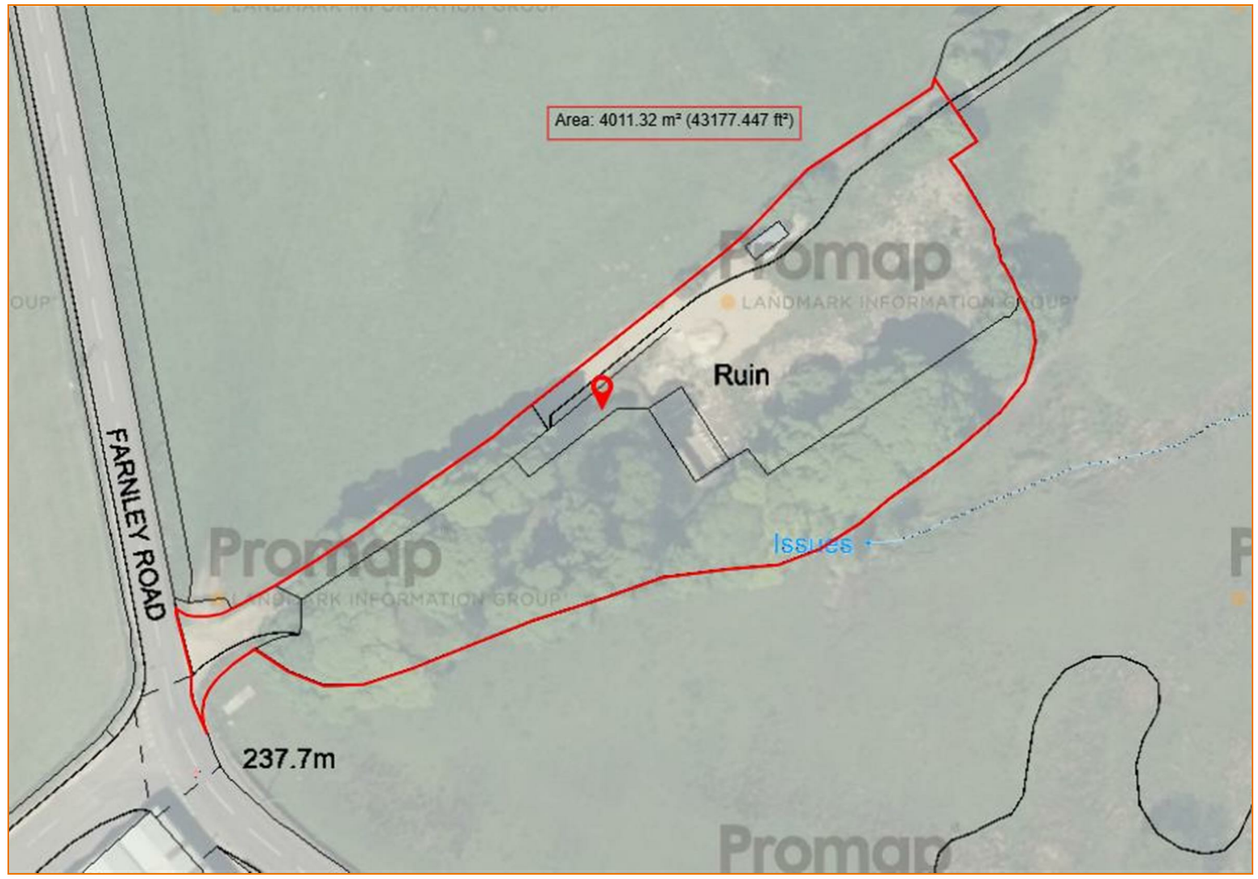
Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

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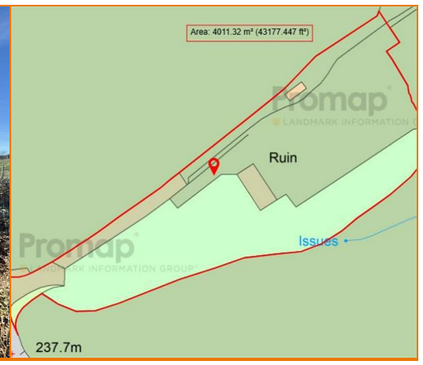
Farnley Road

Farnley Tyas, Huddersfield, HD4 6UN

Auction Guide £49,999





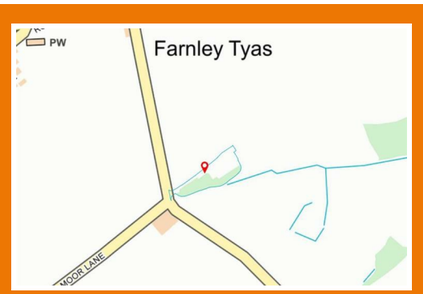


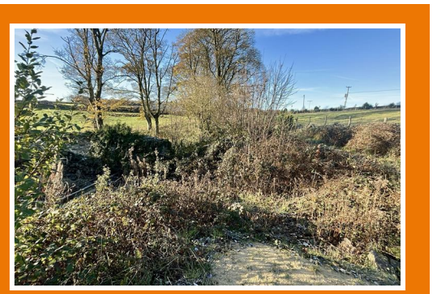
Farnley Road

Farnley Tyas, Huddersfield, HD4 6UN

Auction Guide £49,999







Nestled in the picturesque village of Farnley Tyas, Huddersfield, this unique parcel of land presents an exciting opportunity. Spanning just under an acre, this site is steeped in history, featuring the remnants of a former brewery.

The land is situated in a beautiful rural position, offering a tranquil setting that is perfect for those seeking to escape the hustle and bustle of urban life. Surrounded by stunning countryside, it provides a serene backdrop for personal projects that sit within the planning framework.

This property will be available for bidding through our traditional auction format on our online platform, allowing interested parties to engage in the bidding process for a full 24 hours. With an anticipated sale date before Christmas, this is an opportunity not to be missed.

Whether you are looking to invest in a piece of history or create something entirely new, this land on Farnley Road offers endless possibilities in a charming and sought-after location.

OVERVIEW

A rare opportunity to acquire the remains of a historic former brewery occupying a substantial site within an attractive Green Belt location. Whilst any prospective purchaser should undertake their own planning investigations, the property may offer scope for sympathetic redevelopment or conversion, subject to obtaining the necessary consents.

The site could appeal to developers, investors and self-build enthusiasts seeking a unique project, particularly those exploring innovative architectural design, heritage-led regeneration, sustainable construction methods, or low-carbon development proposals. Opportunities of this nature are increasingly scarce, offering significant long term potential for those with vision, patience and the resources to navigate what would be a very complicated planning process.

Set within a desirable semi-rural environment, this intriguing site presents the chance to create an exceptional scheme in a distinctive and historic setting, subject to planning.

The site may also and more simply appeal to those interested in camping, bushcraft, dog training, wildlife observation, photography, nature-based hobbies, glamping, or simply a private space to enjoy the outdoors away from the pressures of modern life. Subject to any necessary consents.

Steeped in local history and surrounded by open countryside, the property provides a fascinating backdrop for hobbyists, conservation enthusiasts and outdoor adventurers. Whether used as a base for weekend off-grid living, a meeting place for like-minded enthusiasts, or as a long-term stewardship project, the site offers an unusual opportunity to own a distinctive piece of the landscape.

Opportunities to acquire historic sites of this nature are exceptionally rare, particularly in such a peaceful Green Belt location. Buyers with imagination will appreciate both the character of the existing ruins and the freedom to create their own vision for the future, subject where applicable to any required consents.

AUCTION INFORMATION

DATE OF AUCTION TBC KEEP AN EYE ON OUR WEBSITE FOR UPDATES

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.*

VISIT OUR WEBSITE TO REGISTER & BID

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.

You must register online to inspect the documents prior to bidding.

The completion date as per the Common Auction Conditions online is 20 business days from the fall of the electronic hammer.

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 online catalogue for full explanation.

HOLDING FEE

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

VIEWING ARRANGEMENTS

On site during daylight hours. Please be careful on the uneven ground, do not inspect the ruins of the brewery at close hand for safety reasons and please be sure to close the gate.







