

Terrain Map

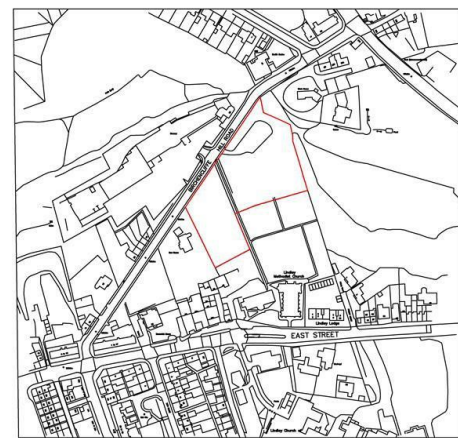
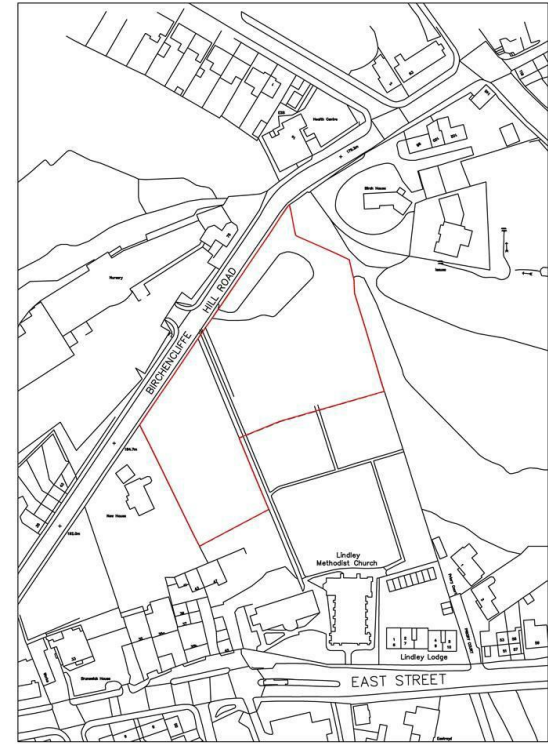


Hybrid Map



BOULTONS

Site Plan



Location Plan 1:2500

Not to scale, for
identification purposes
only



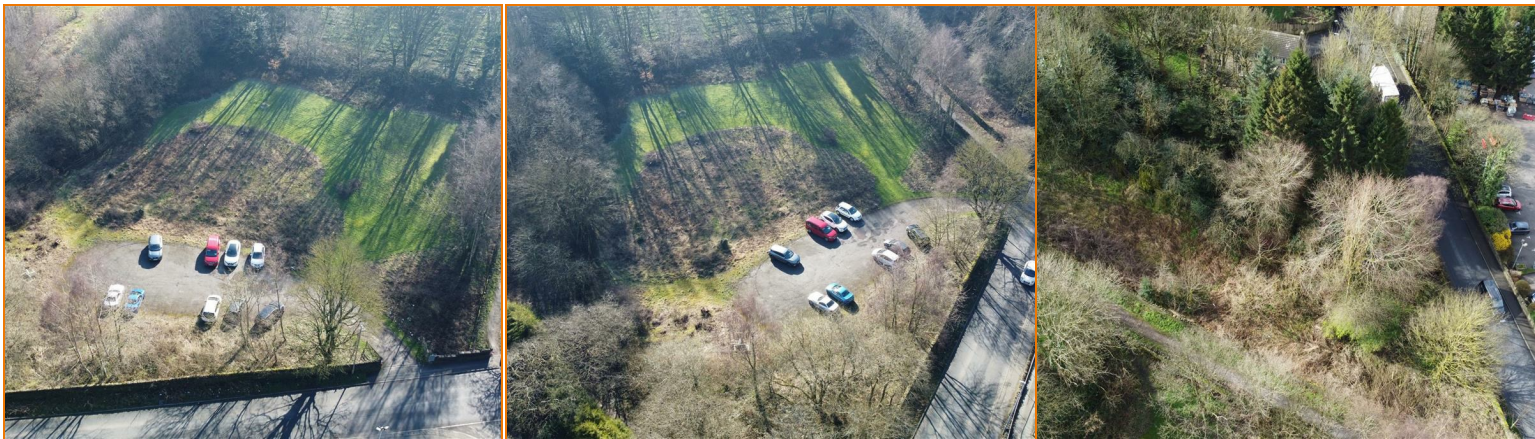
PROJECT TITLE: Land to the North of Lindley Methodist Church, off East Street, Lindley, Huddersfield, HD3 3NB.	DRAWING NO: 24.043/001
DRAWING TITLE: Title Plan	BOULTONS 54 John William Street Huddersfield, HD1 1ER Tel: 01484 515029
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Birchcliffe Hill Road

Birchcliffe, Huddersfield, HD3 3NJ

Offers Around £600,000



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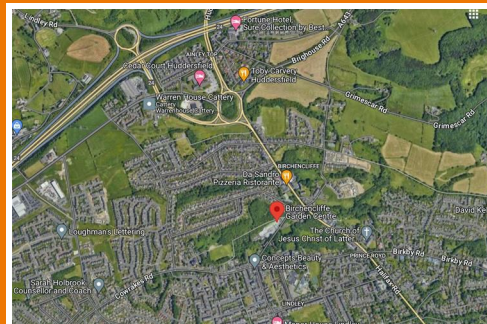
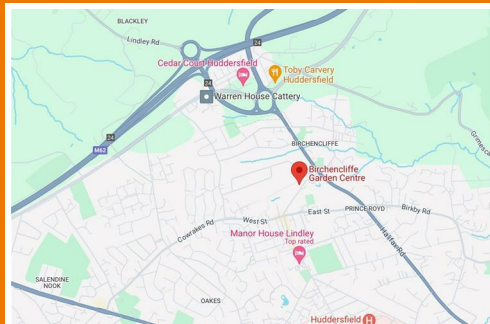
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Birchenccliffe Hill Road

Birchenccliffe, Huddersfield, HD3 3NJ

For Sale By Informal Tender



A parcel of land well situated for the amenities in and around the suburb of Lindley, and sitting strategically on the outskirts of this popular village. Amounting to around 1.7 acres (scaled off plan/pro map measured) and suitable for a variety of alternative projects subject to the appropriate consents. Pre planning reports have been undertaken and can be made available although we expect interested parties to make their own enquiries. We consider the site would lend itself to an apartment block and this is reflected in the pre planning reports although the frontage is located onto Birchenccliffe Road opposite the locally well known Garden Centre and cafe so a potential commercial scheme cannot be ruled out (again subject to consents). The successful buyer will be required to make a contribution to The Charity's costs amounting to 1% of the purchase price upon exchange of contracts.

FOR SALE BY INFORMAL TENDER

Potential development site, subject to Planning Permission.

Approximately 1.71 acres of freehold land in this highly regarded location.

Suitable for a variety of uses ranging from a retirement complex to residential development.

A pre-application opinion for a retirement complex has been made with the local planning authority and the principle of development was considered acceptable. Copy available on request.

A phase 1 Ground Investigation Desk Study has been undertaken and a copy is available on request.

GENERAL INFORMATION

Planning - Interested parties should satisfy themselves as to the current Planning Status and whether their proposed user would be acceptable to the Local Planning Authority.

The lower part of the site is used for car parking on an informal basis

Anti-Money Laundering - In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

OFFERS

Interested parties are invited to make an offer around £600,000 by 12 noon 2/5/25.

The offer must be in writing or email and set out as follows:

1. Full name and address of the individual or company proposing to acquire the land.
2. Full name and address of the solicitor who would be acting in the acquisition.
3. Amount of the offer.
4. The funding required, if any.
5. The proposed end user and timescale.
6. The conditions attached to the offer such as Survey, Board approval, Planning Permission or sale of another property.
7. The prospective purchaser will be required to make a

contribution to the costs of The Charity in the sum of 1% of the purchase price.

8. 10% non- returnable deposit to be paid immediately upon acceptance of offer. This be considered to be part of the purchase price.

The Charity reserves the right not to accept the highest offer, if a user more particularly meets their Charitable aims.

Any late offer submitted after the deadline may not be taken into consideration.

If Planning permission is to be sought, it is required that the transaction will be completed within 4 weeks of receipt of an Approved Planning Permission.

The time frame could be extended at the discretion of the Trustees if they are satisfied that sufficient progress has been made with the Local Planning Authority.

