

**Front External - photo taken
September 2024
(prior to the fire)**



**Front external after fire
damage (Nov 2024)**

5 Tunnaclyffe Road, Newsome, Huddersfield, HD4 6QQ
Auction Guide £55,000

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FIRE DAMAGED PROPERTY

FIRE DAMAGED PROPERTY - NO INTERNAL VIEWINGS - EXTERNAL ONLY - CASH BUYERS ONLY

FOR SALE BY ONLINE AUCTION

GUIDE PRICE: £55,000 - £60,000

(£5,500 Bidder Security required on this Lot - to be paid direct to Bramleys)

BIDDING OPENS: 12PM - Tuesday 6th January, 2026

BIDDING ENDS: 12PM - Wednesday 7th January, 2026

(*Please ensure you create your auction account by 5pm on Monday 5th January, with 2 forms of valid ID - if you intend to bid on the property. Any registrations after this time, may not be authorised for bidding).

ALL PROSPECTIVE BIDDERS ARE REMINDED TO READ THROUGH THE T&C'S PRIOR TO BIDDING

An opportunity has arisen to purchase this substantial stone built, 6 bedroom, detached, Victorian residence. Due to a fire in 2024, the property requires a full programme of repair and refurbishment works to bring it back to its former glory, which has been reflected within the realistic guide price.

The property offers enormous potential to bring back the extensive accommodation which is arranged across 4 levels, to once again provide 6 bedrooms, with en suite facilities to the master bedroom, 2 reception rooms, breakfast kitchen and spacious lower ground floor cellar rooms.

Being of interest to the developer or investor alike, the unique opportunity to create a stunning detached home must not be missed.

Alternatively, the site also provides further scope for redevelopment due to the generous size of the plot. However this is subject to any necessary planning consents. With good access to the nearby University, it could lend itself to either home owner occupation, or alternatively student accommodation.

FIRE DAMAGE - NO INTERNAL VIEWINGS

The fire occurred in November 2024 and as can be seen from the photos included within the marketing information, there is extensive damage to the property which means that Bramleys are unable to carry out internal viewings. The property has been cleared since the photographs were taken, however we are unable to take new ones. Therefore all photos are to be used for illustration purposes only.



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November 2024

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GROUND FLOOR:

Enter the property through a composite external door with sealed unit double glazed panels into:-

Entrance Hall

Lounge

16'3" x 16'2" (4.95m x 4.93m)

Dining Room

16'3" x 16'1" (4.95m x 4.90m)

Breakfast Kitchen

16'0" x 9'10" (4.88m x 3.00m)

LOWER GROUND FLOOR:

Accessed from the entrance hall.

Cellar

Providing a variety of rooms including a wash kitchen, coal store, workshop and additional store room.

Wash Kitchen

16'0" x 11'8" max (4.88m x 3.56m max)

Store Room

12'0" x 8'0" (3.66m x 2.44m)

FIRST FLOOR:

Landing

Master Bedroom

15'10" x 16'2" max inc en suite (4.83m x 4.93m max inc en suite)

En Suite Shower Room

Bedroom 2

15'11" x 16'4" (4.85m x 4.98m)

Bedroom 3

16'5" x 10'0" (5.00m x 3.05m)

Bathroom

SECOND FLOOR:

Landing

Having eaves storage cupboards to either side and an access door into:-

Bedroom 4

16'0" x 11'10" (4.88m x 3.61m)

Bedroom 5

16'2" x 9'0" (4.93m x 2.74m)

Bedroom 6

10'1" x 12'0" (3.07m x 3.66m)

OUTSIDE:

To the front of the property there are extensive gardens, which are predominantly lawned and being fully enclosed by stone walling. There is a full width flagged patio and seating areas.

PLEASE NOTE:

The seller is related to a member of Bramleys staff.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.



DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616) in the direction of Holmfirth. At the set of traffic lights turn left into Colne Road and then left onto Queen Street South. Turn right into Firth Street, keeping right into Kingsbridge Road. At the traffic lights continue straight ahead up Newsome Road. Turn left onto Whitegate Road and follow this road up as it becomes Tunnaclyffe Road. The property will be found on the left hand side, clearly identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

E

ONLINE AUCTIONS BUYING GUIDE:

Please use the following link to view Bramleys online auctions buying guide which gives full details on the buying process:-
<https://www.bramleys.com/files/Online-Auctions-Buying-Guide.pdf>

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

FINANCE:

Bramleys DO NOT recommend purchasing a property with a mortgage due to the strict deadline of 20 working days to complete the purchase. If you successfully bid on the property and are unable to complete the purchase due to lack of funds, then this will result in breach of contract and financial penalties (as shown below).

Bramleys require proof of funding within 24 hours of the auction ending, to show that you are financially qualified to purchase the property that you have successfully bid on.

CONTRACT:

The auction legal pack is available to view online, please access the auction portal through the auction lot on our website. If you have not registered with us before, then you will need to create a new account.

We advise all prospective bidders to pay close attention to all the documents within the legal pack.

The auction contract will need to be signed by the successful bidder within 24 hours of the auction ending.

LEGALLY BINDING BID:

Any bids received through the online auction platform are legally binding and therefore cannot be withdrawn during the auction process.

If you are unsure for any reason prior to bidding at auction, you should either instruct a solicitor to look over the legal pack or alternatively direct your enquiry to the sellers solicitor.

Failure to complete on a purchase will result in financial penalties due to breach of contract.

Please ensure the name of the purchaser/company is correct on your registered auction account and the ID provided also links with this information.

As all details provided at the end of the auction will be added to the contract and sent to both sets of solicitors.

Persons bidding by proxy, must still provide ID for themselves and the person/company buying the auction lot.

Failure to provide the correct buyers information, can cause the auction contract to be invalid, meaning a potential loss of the deposit and further legal charges.

BIDDER SECURITY / DEPOSIT:

For this Lot, a Bidder Security of £5,500 will be held by Bramleys until the end of the auction sale.

The successful bidder will be automatically charged the £5,500 at the end of the auction and this will be used as payment of the deposit (please ensure your account is authorised to spend this amount in one transaction through your bank/building society), however if the price goes above £55,000 then Bramleys will require an additional amount from the successful bidder to provide a full 10% deposit to the sellers solicitors.

Failure to pay the remaining deposit balance within 24 hours of the auction finishing, will incur financial penalties (interest rate shown on auction contract), interest will be added to the remaining deposit balance until the full 10% has been paid.

The interest will be passed to the seller or persons entitled to it under the sales conditions.

PLEASE NOTE: Payments made to Bramleys via bank transfer will be returned within 48 hours of an unsuccessful bid. However, card payments can take between 5 and 7 working days. Therefore if you intend to bid in multiple auctions, we would advise using bank transfer in case you are unsuccessful in this auction.

BUYERS PREMIUM/ADMINISTRATION FEE:

The successful purchaser will be required to pay an auctioneers

administration charge of £1,500 inc VAT for each lot purchased whether the lot is purchased at the auction, prior to or after the auction.

An invoice for the above amount will be sent to the successful bidder after the auction has ended. This payment is required to be paid within 24 hours of the auction ending.

This payment goes direct to Bramleys LLP and is non-refundable.

EXTRA CHARGES:

01/12/25 Update - As per the auction contract, the purchaser will pay £1,650 + VAT towards the auctioneer selling costs and this will be added to the final completion amount.

FINANCIAL PENALTIES:

Failure to complete a purchase on an auction property bought through Bramleys will result in breach of contract and will incur the following financial penalties:-

- 1) Loss of 10% deposit.
- 2) Loss of buyers premium.
- 3) Any and all costs for the Agents to re-list the property
- 4) The buyer will pay the difference in value, on resale of the property.

Failure to complete, will result in Bramleys and / or the sellers solicitors taking legal action to recover the amounts mentioned above due to breach of contract.

VENDORS SOLICITORS:

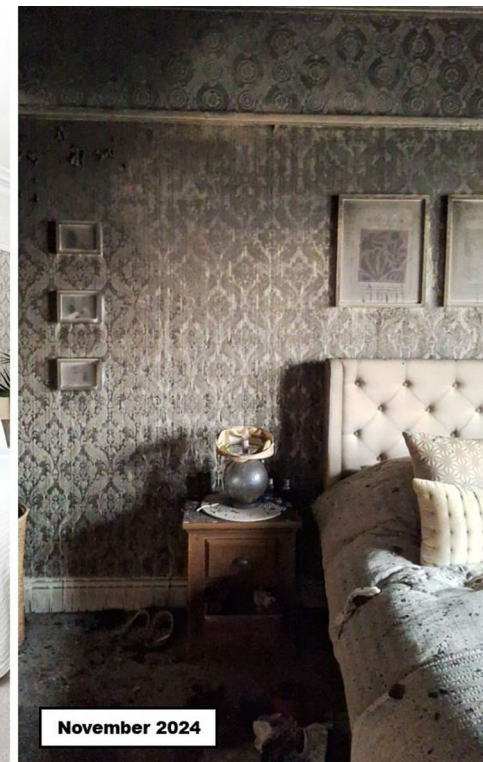
FAO: Ramsdens

7 King Street

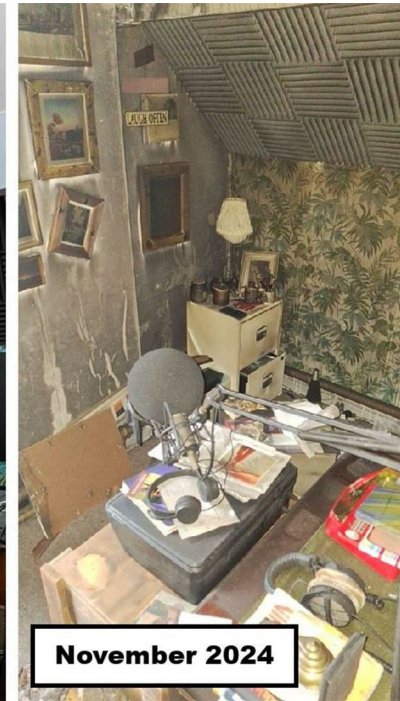
Mirfield

WF14 8AW

Buyers must provide details of their chosen solicitor, so that in the event of winning a Lot Bramleys can initiate the necessary legal proceedings between both sets of solicitors.



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**Photo taken September 2024
- Prior to fire
(for illustration purposes only)**



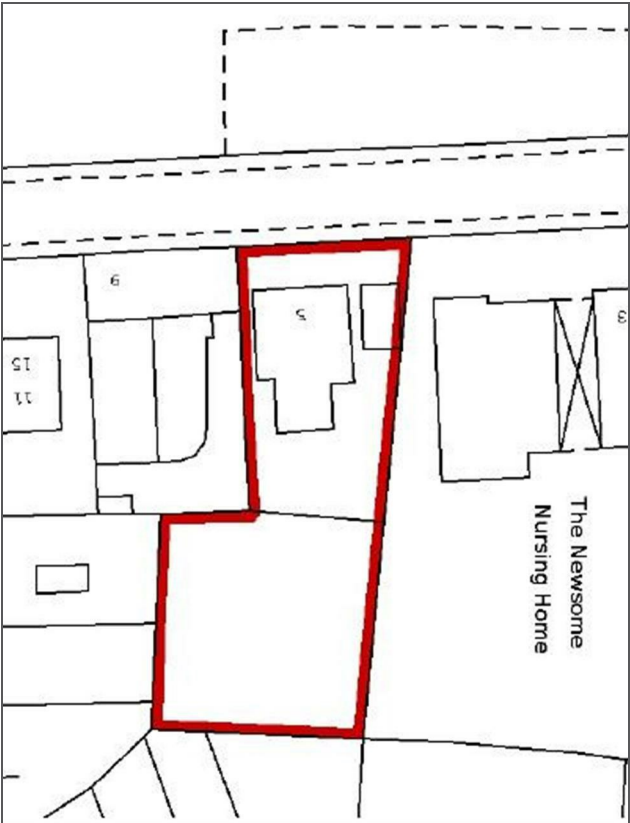
**Garage View - taken
September 2024 (pre fire)**



**Front Elevation
- Photo taken September 2024
(prior to the fire in November 2024)**

**Photo taken in September 2024
- Prior to the fire
(for illustration purposes only)**





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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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