Building Plot at Lower Hey Farm Highfield Crescent, Meltham, Holmfirth, HD9 5RQ

Auction Guide £235,000

bramleys

FOR SALE BY ONLINE AUCTION - CASH BUYERS ONLY

GUIDE PRICE: £235,000

(£23,500 Bidder Security required on this Lot - to be paid direct to Bramleys)

BIDDING OPENS: 12PM - Wednesday 2nd September, 2026

BIDDING ENDS: 12PM - Thursday 3rd September, 2026

(*Please ensure you create your auction account by 5pm on Friday 28th August 2026, with 2 forms of valid ID - if you intend to bid on the property. As we will need to request source of funds prior to bidding opening and also request the bidder deposit. 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

LOOKING TO BUILD YOUR DREAM HOME!

Seldom to do building plots of this nature appear on the open market, positioned in this semi-rural setting with outstanding panoramic views across the adjacent greenbelt countryside.

Outline planning permission (App:2025/60/92456/W) has been approved for the demolition of stables and erection of a detached dwelling. A copy of the planning notice can be viewed on Kirklees website.

BOUNDARIES & OWNERSHIP:

The auction legal pack contains title extracts relating to the auction property. Bramleys have not checked the title deeds for any discrepancies or rights of way. All prospective bidders should review the documents located within the auction legal pack and make their own enquiries before placing a bid on the auction property.

TENURE & PLEASE NOTE:

Freehold

Please Note: The land is currently under a much larger title which will be split on completion. Therefore please take extra care when going through the legal pack documents. On the title plan WYK305342 included within the legal pack, Section 2 is the only area included within the sale (area in green has already been removed).

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

FINANCE & SOURCE OF FUNDING:

HMRC require Estate Agents to ensure source of funding is provided by all those wishing to bid on an online auction. This is done to ensure that the funds being used are legitimate and are not subject to money laundering. Therefore, all registered bidders will be provided with a source of funding form to complete and evidence will be requested e.g. bank statements, sale completion letters, accountant letters, business accounts, ID and bank statements for additional parties who are lending funds....etc to prove where the funds are from and how long they have been held for. Any person who does not wish to provide this, are advised they will not be authorised to bid.

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).

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 £23,500 will be held by Bramleys until the end of the auction sale.
The successful bidder will be automatically charged the £23,500 at the end of the auction and this will 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 £235,000 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 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.

EXTRA CHARGES:

As per the auction contract, it states that the purchaser will pay £250 towards the Local Search 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
18 Lewisham Road
Slaithwaite
HD7 5AL.
***
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.