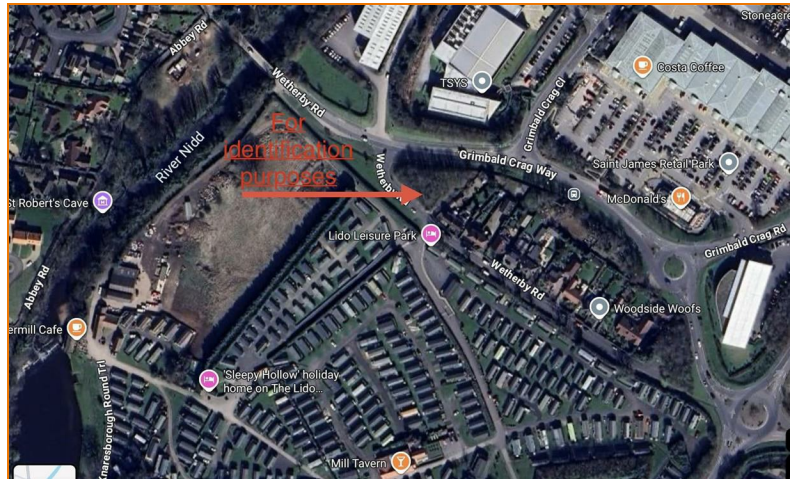
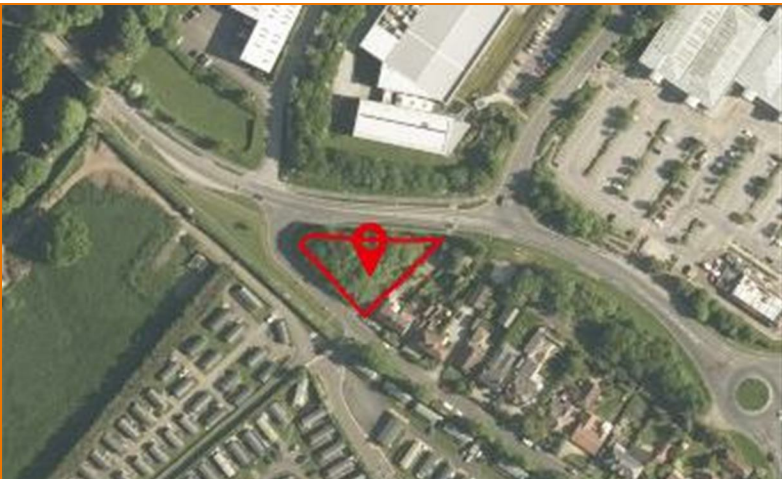




# BOULTONS



£20,000

Wetherby Road Nr St James Retail Park Knaresborough HG5 8LL

# Title: NYK296974, Land north side Wetherby Road, Nr St James Retail Park, Knaresborough, North Yorkshire, HG5 8LL

Sitting in a prime location on Wetherby Road, Knaresborough, this unique AUCTION presents an unusual opportunity for those looking to acquire a prominent corner parcel of land. Spanning approximately 0.3 acres, this site is situated to the south-east of Knaresborough town centre, near the popular Lido holiday home park.

Enjoying a strategic position between two main arterial roads, ensuring excellent visibility and accessibility. This makes it an attractive prospect for various potential developments, whether for residential or commercial purposes.

This land is being offered through a traditional auction with an online bidding platform, providing a modern and efficient way to secure your investment. The anticipated closing date for bids is set for July 4th at 12.00 noon, making it essential for interested parties to act swiftly.

With its desirable location and ample space, this property is a rare find in the Knaresborough area. Do not miss the chance to explore the possibilities that this land has to offer.

## 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.

## 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.

## AUCTION INFORMATION

OPEN TO BID FOR 24 HOURS on 2.7.26. Closing bids on or before 12.00 noon on 3.7.26

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

## VIEWING ARRANGEMENTS

On site during daylight hours.  
We

## Directions

