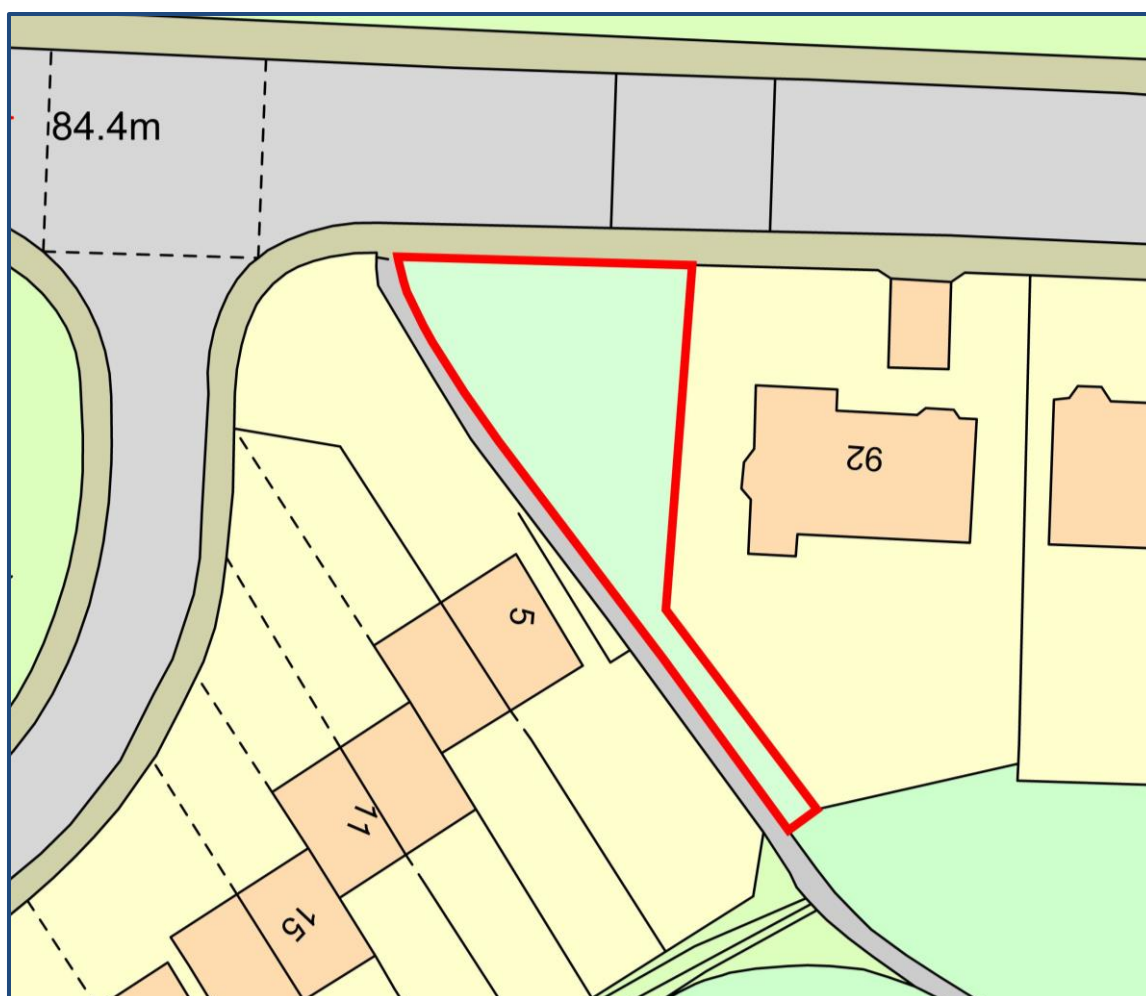


FOR SALE BY AUCTION

**Land adjoining 92
Somerset Road
Almondbury
Huddersfield
HD5 8HY**

- Land with potential for development
- 0.06 acres (0.02 hectares)
- Established residential area
- Unallocated on the Kirklees adopted local plan



Please note: Site Plan is for I.D. Purposes only. Please refer to legal pack for title plan. Ordnance Survey © Crown Copyright. All rights reserved. Licence No. 100019241.

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Somerset Road, Almondbury,
Huddersfield, HD5 8HY

- Land with potential for development
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- Established residential area
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Location

The parcel of land is located in an elevated position on Somerset Road between two residential properties in an established residential location close to the village of Almondbury and approximately 1.5 miles from Huddersfield town centre.

Description

The land is unallocated on the Kirklees Local plan and is being sold as opportunity land with the potential for development subject to gaining the relevant permissions.

Site area

0.06 acres (0.02 hectares)

Services

For further information please refer to the legal pack.

Tenure

Freehold with vacant possession.

Planning

The land is unallocated on the adopted local plan.

The land has the following planning history.

2014/90511 – Erection of three student apartments – Withdrawn.

2014/93500 – Erection of two apartments – Rejected.

For all planning enquiries please contact Kirklees Council, Planning Services. Tel: 01484 414476 or Email: dc.admin@kirklees.gov.uk

Solicitors

Ridley and Hall Solicitors
Queens House
35 Market Street
Huddersfield
HD1 2HL

Contact: Alison Mason
Tel: 01484 558816
Email: alison.mason@ridleyandhall.co.uk

Viewing

For further information and viewing arrangements please contact the agent:

Ross Thornton

Direct Line: 01484 477600

Email: ross.thornton@walkersingleton.co.uk

Guide Price

£20,000

Auction Information

The property is to be sold via online auction on Thursday the 9th of September 2021.

There will be a buyer's administration fee of £750 + VAT on this lot. This will be chargeable upon the fall of the electronic gavel.

IMPORTANT NOTICE TO BIDDERS

If you intend to bid at the auction you **MUST** provide two forms of identification. Passport or Drivers Licence **AND** proof of current address. forms of I.D. Ref: 42173



Oak House, New North Road, Huddersfield, HD1 5LG

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