

FOR SALE BY AUCTION

**Land at Overthorpe Road
Thornhill
Dewsbury
WF12 0DB**

- 0.17 acre (0.07 ha) greenfield site
- Unallocated on U.D.P
- Popular residential area
- Close to park and local amenities



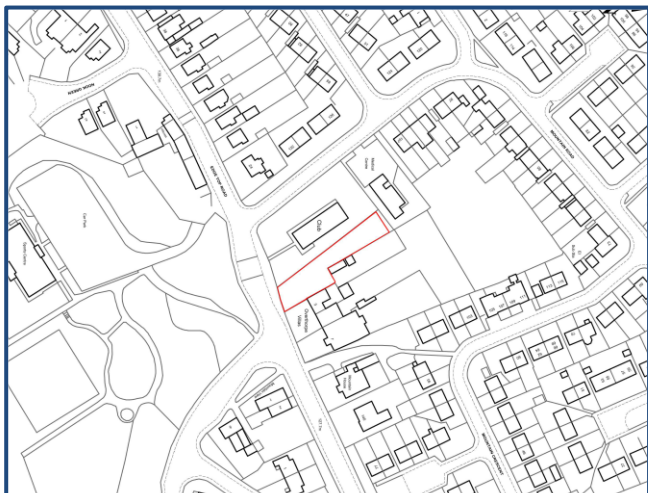
Please note: Site Plan is for I.D purposes only. Please refer to legal pack for title plan. Ordnance Survey

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Location

The site fronts onto Edge Top Road directly opposite Overthorpe Park in a popular residential area in the Thornhill District of Dewsbury. The site is nestled between established housing and a community centre with a medical centre to the rear. Thornhill is close to open countryside and Dewsbury Town Centre is 2.5 miles to the North.

Description

An overgrown and unusual greenfield site with road frontage and extending to approximately 0.17 acres (0.07 hectares). The site is unallocated on the Unitary Development Plan but adjoins both commercial and residential property and offers potential for development, subject to formal planning approval.

Site Area

0.17 acre (0.07 hectares)

Services

Please refer to legal pack.

Planning

The site is unallocated on the Unitary Development Plan. For all planning enquiries contact Kirklees Council Planning Services on 01484 414746 or email dc.admin@kirklees.gov.uk

Tenure

Freehold with vacant possession.

Solicitors

Kirklees Council Legal Services
High Street Buildings
High Street
Huddersfield
HD1 2ND
Contact: Kate Gothard – Senior Legal Officer
Tel: 01484 221000
Email: kate.gothard@kirklees.gov.uk

Viewing

For viewing arrangements please contact the agent:

Ross Thornton

Direct Line: 01484 477600
Email: ross.thornton@walkersingleton.co.uk

Guide Price

£40,000 plus

Seller's Fees

Seller's fees apply to this lot at £1,000.

Auction Venue

The Cedar Court Hotel, Ainley Top, Huddersfield HD3 3RH
Date: 15th March 2018 commencing at 7pm.

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. A bidder number will not be provided without satisfactory forms of I.D.

Ref: 37166/Feb-18



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

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