

# FOR SALE BY AUCTION

**Land at Common Road  
Staincliffe  
Batley  
WF17 7RF**

- Allocated housing site
- 0.49 acres (0.2 hectares)
- Established residential area
- Greenfield infill site
- M62 Motorway (J27) 10 mins drive

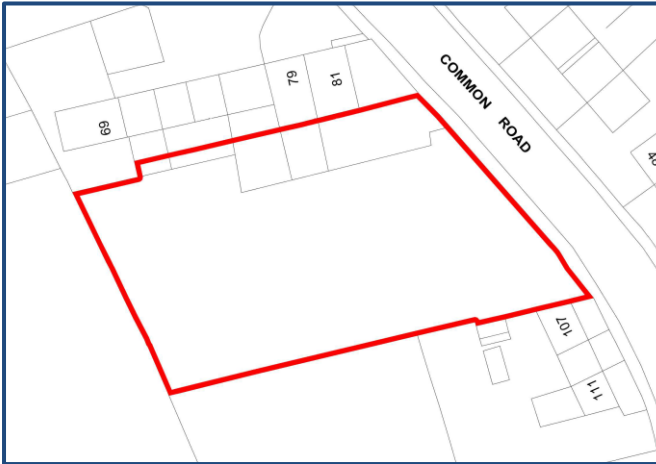


Please note: Site Plan is for I.D purposes only. Please refer to legal pack for title plan. Ordnance Survey  
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## Location

The land fronts onto Common Road which is a thoroughfare between the A638 Halifax Road and West Park Road in a popular residential area between Heckmondwike, Dewsbury and Batley, which provide excellent public transport links. The M62 motorway is a 10 minute drive via Junction 27.

## Description

A greenfield site of 0.49 acres (0.2 hectares) approximately, nestled between established housing forms part of a large area allocated for housing on the adopted Unitary Development Plan.

## Site area

0.49 acres (0.2 hectares)

## Services

Please refer to the legal pack.

## Planning

The land forms part of a large site allocated for housing on the adopted Unitary Development Plan.

For all planning enquiries, please contact Kirklees Council – Planning Services, Tel: 01484 414746. Or Email: dc.admin@kirklees.gov.uk

## Tenure

Freehold subject to garden tenancy.

## Solicitor

Kirklees Council Legal Services  
High Street Buildings  
High Street  
Huddersfield  
HD1 2ND

Contact: Andrew Hoyle – Senior Legal Officer  
Tel: 01484 221000  
Email: Andrew.hoyle@kirklees.gov.uk

## Viewing

For further information and viewing arrangements please contact the agent:

## Ross Thornton

Direct Line: 01484477600  
Email: [ross.thornton@walkersingleton.co.uk](mailto:ross.thornton@walkersingleton.co.uk)

## Guide Price

**£100,000 plus**

## Sellers Fees

Sellers fees apply to this lot – equivalent to 2.5% of the sale price.  
Please refer to legal pack

## Auction Venue

The Cedar Court Hotel, Ainley Top, Huddersfield HD3 3RH  
Date: 15<sup>th</sup> of March 2018 commencing at 7.00pm.

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

Ref: 37166



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

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