

FOR SALE BY AUCTION

**Land at Edge Top 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



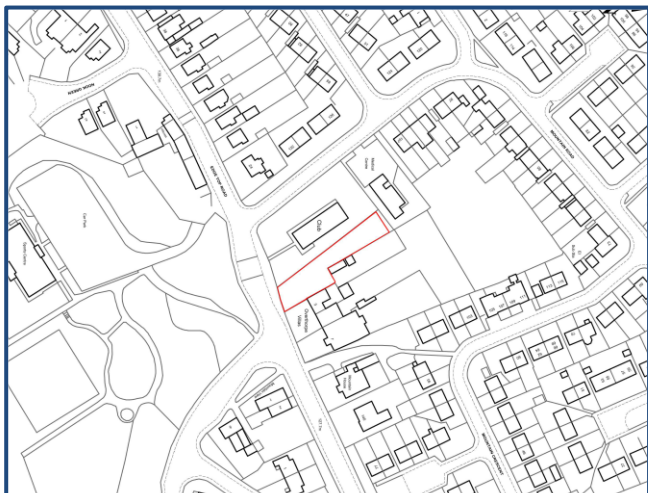
Please note: Site Plan is for I.D purposes only. Please refer to legal pack for title plan. Ordnance Survey

© Crown Copyright. All rights reserved. Licence No. 100019241.

FOR SALE BY AUCTION

Land at Overthorpe Road
Thornhill, Dewsbury WF12 0DB

- 0.17 acres (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 © Crown Copyright. All rights reserved. Licence No. 100019241.

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

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.