Wm Sykes & SON EST. 1866

For Sale By
Auction



Land at Marsden

Two lots of grassland, including pole barn available for sale by auction in Marsden.

Lot 1 – Land and Barn off Moorvale, Marsden – Approximately 2.56 acres (1.04 hectares) of grazing land which includes a pole barn.

Lot 2 – Land off Netherwood Lane, Marsden – Approximately 2.8 acres (1.13 hectares) of grassland.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
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Slaithwaite
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Slaithwaite, Huddersfield HD7 5HE
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Lot 1

A block of grassland which includes a pole barn extending in total to approximately 2.56 acres (1.04 hectares), outlined in blue on the attached plan. We are advised there is a spring water supply. There is a three bay pole barn constructed of breeze block and Yorkshire boarding under a tin roof.



Lot 1



Lot 2







Lot 2

One single field enclosure of grassland extending in total to approximately 2.8 acres (1.13 hectares), as outlined in red on the attached plan. The land has been used for mowing and grazing. We are advised there is a spring water supply.

Overage
An overage provision will apply to the sale of Lot 1. If a purchaser or their successor in title obtain planning permission for any use other than agriculture or equestrian in the next 25 years, then they are to pay the owners a further payment of £25,000 (Twenty-five thousand pounds). Please refer to the auction pack for further details.

Viewing
During normal daylight hours with a copy of these particulars. Please ensure that all gates are closed.

Location
Lot 1 – from the centre of Marsden turn onto Warehouse Hill Road which leads onto Marsden Lane. Then take a left onto Plains Lane, continue over the railway and take the first right onto Moorvale. The land can be found down the lane past the houses on the left hand side.

Lot 2 – from centre of Marsden turn onto Warehouse Hill Road which leads to Marsden Lane. Continue on the road and take a left hand turn onto Netherwood lane. Continue under the railway bridge and the land can be found on the left hand side.

Tenure
The property is offered for sale Freehold with vacant possession.

Auction details
Sale to be held at The Huntsman Inn, Greenfield Road, Holmfirth on Tuesday 17th May 2022. Sale starts at 7.30pm prompt.

Vendors Solicitors
Ava Krajniewski
Ridley & Hall Legal Limited, Queens House, 5 Market Street, Huddersfield, HD1 2HL
Tel: (01484) 538421
Email: Ava.Krajniewski@ridleyandhall.co.uk

Auction Conditions
Interested parties should view the auction contract for full details of all of the conditions of sale.

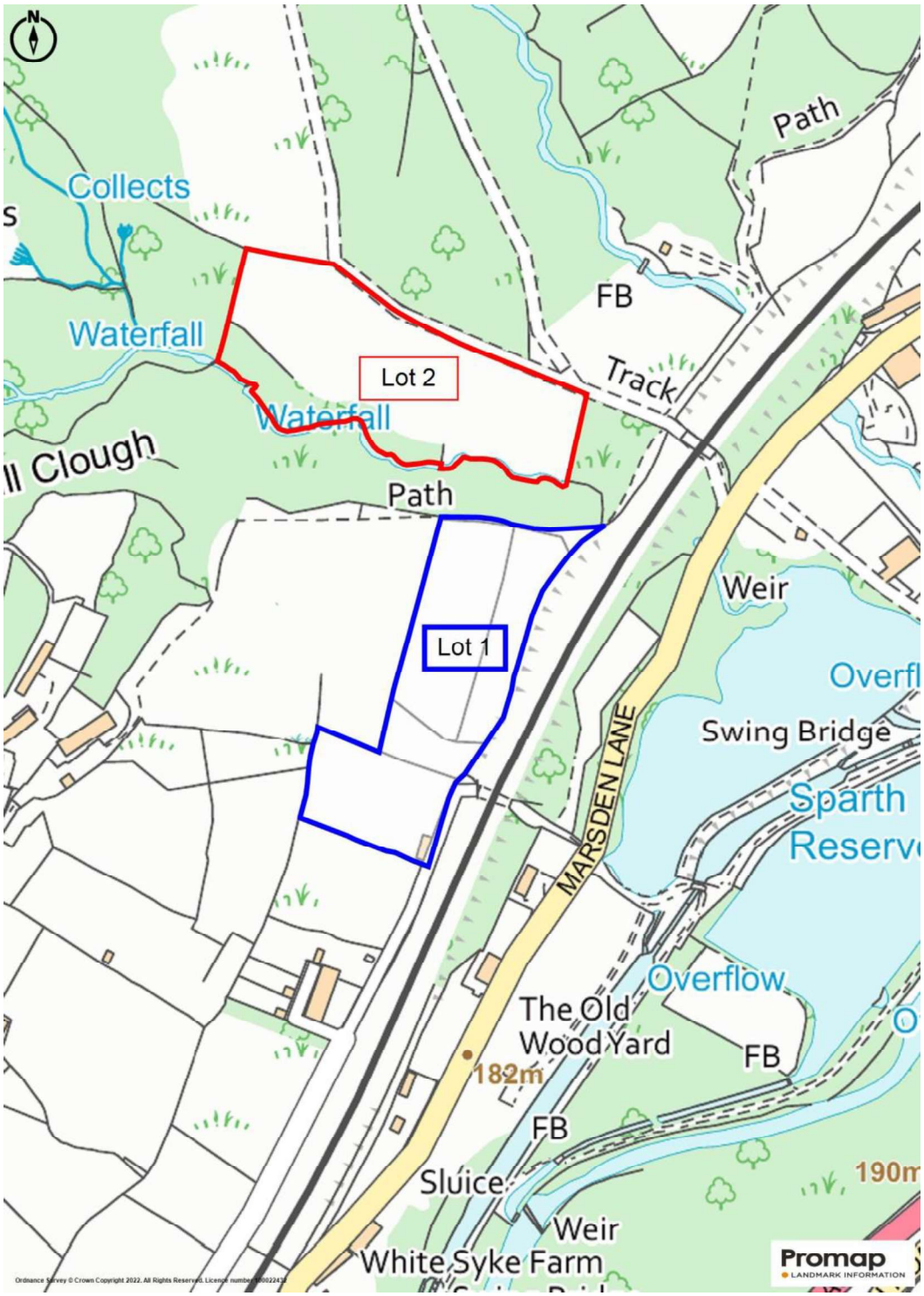
Identification and Registration
Due to the recent changes in Money Laundering Regulations, auctioneers will now have to carry out checks on bidders, buyers and sellers. The HMRC guidance states "An auctioneer should carry out customer due diligence on a bidder before they receive a paddle and on the buyer before the hammer falls".

Wm Sykes & Son will therefore now be registering prospective bidders prior to the auction where they will need to provide a form of photographic identification (driving licence, passport etc.) and a current utility bill or bank statement etc confirming your address. Registration will take place on the night of the auction between 6.30pm and 7.15pm. Any interested party wishing to bid in the auction must have registered. If you have any problems in doing this please contact our office for further advice.

Bidding at the Auction
Should you be successful in purchasing the property at auction you will be required to sign the contract and pay a deposit of 10% of the sale price. This needs to be paid by via online banking to the solicitor dealing with the sale on the night of the auction. The remaining monies must then be paid in order to complete the sale within 28 days.

Covid Guidelines
At the time of launching to the market no Covid restriction are in place. However please be aware that this situation may change and we respectfully ask you to follow any guidelines that are required on the night of the auction.

Please note
The photographs were taken in September 2021.



Plan

For identification purposes only.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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