



Mark Street, Paddock, Huddersfield, HD1
4ST

belong 
by James White

£145,000 Leasehold



- Immediate 'exchange of contracts' available Being sold via 'Secure Sale'
- Commercial garage site
- Large forecourt
- Inspection pit
- Enclosed area previously used for bodyshop work
- Sectioned off WC area and Office area
- Leasehold property on 2 titles - see legal pack
- EPC rated G
- Conditional Outline PP granted to build 3 townhouses
- **BUYERS FEES APPLY - PLEASE READ AUCTIONEERS COMMENTS**

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £145,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A commercial property located in Paddock, and area which is accessible to the A62 Manchester/Huddersfield Road, approximately 2 miles from Huddersfield Centre.

A large garage building previously used for car repairs and bodyshop works.

The property has a large enclosed forecourt at the front with high fencing.

Conditional Outline Planning Permission has been granted to build 3 townhouses.

To view the application visit the Kirklees Planning portal and search for the application number 2025/60/92223/W

This is a leasehold property on two titles within the boundary - around 900 years left on each lease and each ground rent being approximately £6.00 per annum.

Please refer to the legal pack for full details. Buyers are advised to speak with Kirklees Legal Department should they wish to pursue purchasing the Freehold to enable the development of the town houses.

VIEWINGS VIA OUR HONLEY OFFICE - MONDAY TO FRIDAY DURING WORKING HOURS ONLY

Mains electricity and water on site.



below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

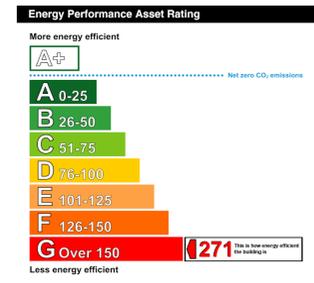
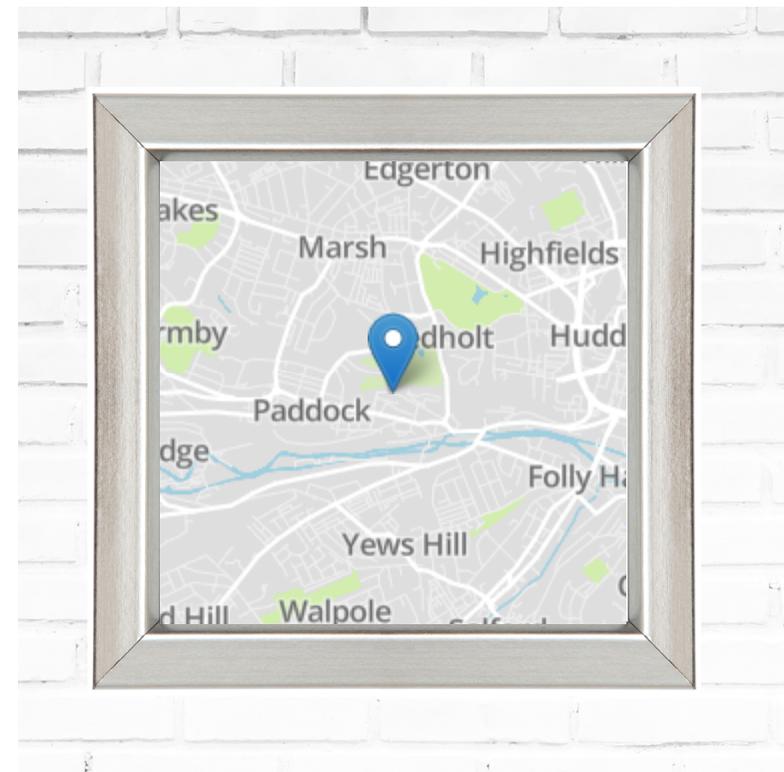
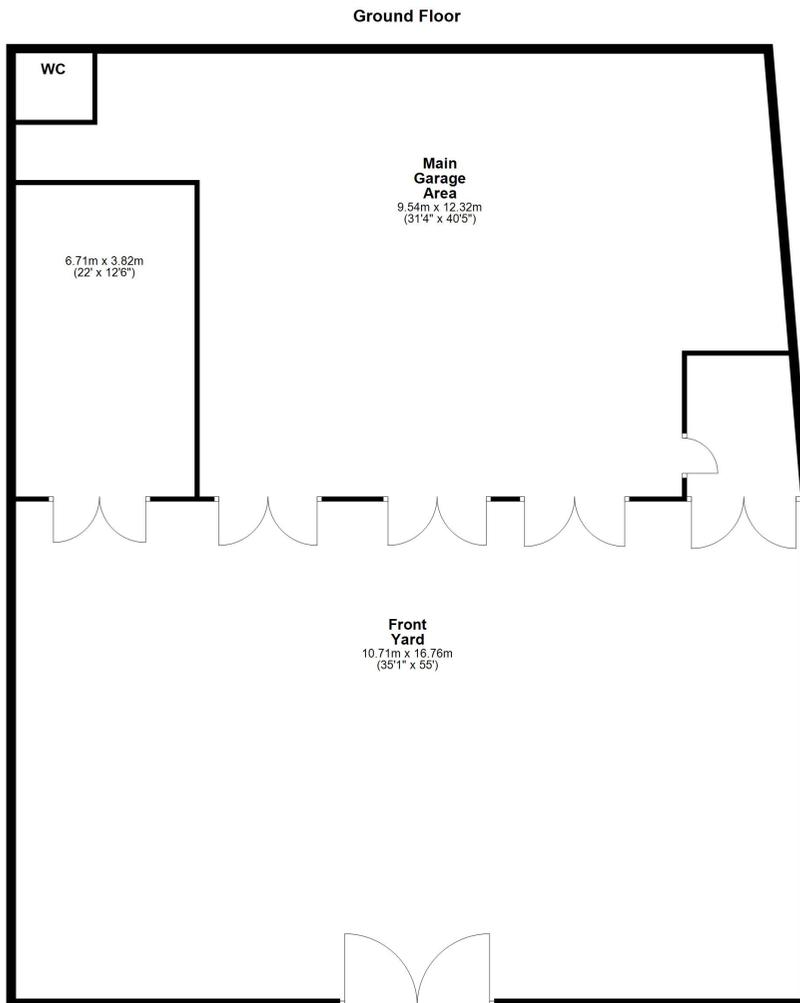
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

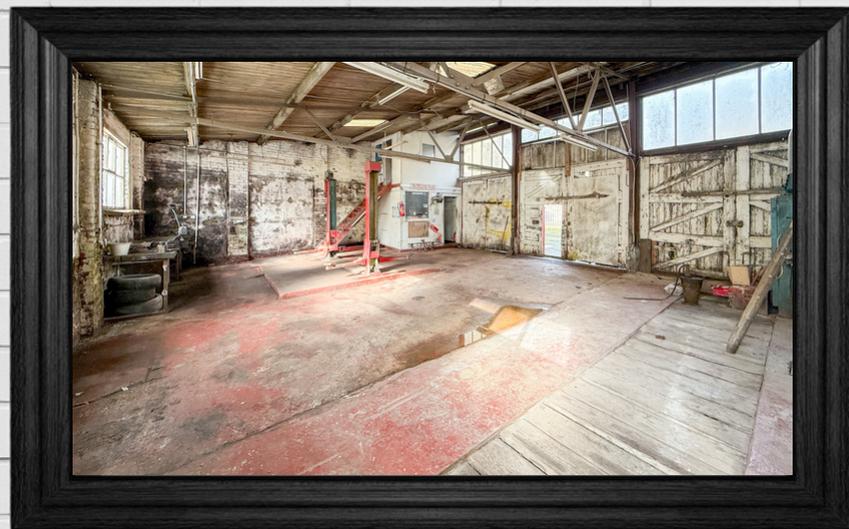
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





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