

## FOR SALE BY AUCTION

1-5 Greenside  
Heckmondwike  
West Yorkshire  
WF16 9QD

- Two storey former shop and garage
- Stone and brick construction
- 2,951 ft<sup>2</sup> (274.18 m<sup>2</sup>)
- Development potential (subject to planning)





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## Location

The property is situated with frontage to Greenside in Heckmondwike town centre. It is surrounded by a mix of residential and commercial property. The property to the immediate south, known as Park View House, is occupied by Co-operative Funeralcare, whilst the property to the immediate north is occupied by Domino's Pizza, with residential flats to the upper floors. Green Park is situated adjacent to the property.

Heckmondwike is a town in the Kirklees district situated approximately 9 miles southwest of Leeds.

## Description

The property comprises a vacant and dilapidated, principally two-storey building of stone and brick construction, beneath pitch stone slate roofs. It is a former shop and garage.

The site extends to the north, incorporating land upon which 7-13 Greenside formerly stood, now used as car parking and enclosed with a steel palisade fence and gate. The total site area extends to approximately 0.119 acres (481.29 m²).

The property has two pedestrian entrance doors at the front of the building, from Greenside, and a loading roller shutter door to the side.

The property is not Listed and is not within a Conservation Area.

## Services

Please refer to the legal pack.

## Accommodation

| The total approximate net/gross internal floor areas are:   |       |        |
|---|-------|--------|
| Floor   | ft²   | m²     |
| Ground  | 1,775 | 164.94 |
| First   | 1,176 | 109.24 |
| Total approximate GIA   | 2,951 | 274.18 |
| All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent. |       |        |

## EPC

The property has an EPC rating of F (142).

## Tenure

The property is held freehold, on title number WYK873906, details of which are available within the legal pack.



**Walker Singleton**  
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4b Cartwright Court, Dyson Wood Way, Bradley Business Park, Bradley, Huddersfield, HD2 1GN

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## Guide Price

**£150,000 - £200,000**

## Terms

The freehold interest in the property is offered via on-line auction with vacant possession.

## VAT

The price quoted is exclusive of VAT (if applicable).

## Solicitor

Haighs Solicitors  
124 Huddersfield Road  
Mirfield  
WF14 8AB

Contact: Nick Haigh  
Email: [nick@haighssolicitors.co.uk](mailto:nick@haighssolicitors.co.uk)  
01924 489197

## Viewing

For viewing arrangements, please contact the agent:

### Lily Garside

Direct Line: **01484 477627**  
Email: [lily.garside@walkersingleton.co.uk](mailto:lily.garside@walkersingleton.co.uk)

### Phil Deakin

Direct Line: **01484 477619**  
Email: [phil.deakin@walkersingleton.co.uk](mailto:phil.deakin@walkersingleton.co.uk)

## Auction Information

The property is to be sold, via on-line auction, on Thursday 12th June 2025.

On completion the buyer must pay the sum of £1,500 (including VAT) towards the legal fees of the Seller and disbursements including the cost of searches.

There will be a buyer's administration fee of £950 + VAT on this lot. This will be chargeable upon the fall of the electronic gavel.

**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.

## Completion Date

In accordance with the Common Auction Conditions (Edition 4), Completion is to be within 20 business days following the fall of the electronic gavel, or if the Lot is sold prior to the auction, 20 business days from the date the contract is signed.

Ref: 47221



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