

FOR SALE BY AUCTION

The Old Slaughterhouse
Stocks Lane
Luddenden
HX2 6PX

- Three storey stone building
- Located in the picturesque Luddenden village
- 530 ft² (49.20 m²)
- Development potential (subject to planning)



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Location

The Old Slaughterhouse is located at the junction of Stocks Lane and High Street in the village of Luddenden. This semi-rural setting features stone-built cottages and a local pub nearby. Luddenden Brook flows through the village and down the valley into the River Calder. The building is tucked away in a peaceful valley location, just 4 miles west of Halifax town centre and approximately 8 miles from Hebden Bridge.

Description

The property consists of a vacant three-story building made of stone, topped with a pitched stone slate roof. It was previously used as a slaughterhouse and features original arched doorways and loading openings.

The building sits slightly elevated above Stocks Lane.

Internally, the building has been divided into smaller rooms, and the top floor benefits from exposed beams.

Although the property is not listed, it is situated within the Luddenden Conservation Area.

Services

Please refer to the legal pack.

Accommodation

The total approximate gross internal floor areas are:		
Floor	ft ²	m ²
Mid and Upper Levels	353	32.80
Lower	177	16.40
Total approximate GIA	530	49.20
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.		

Tenure

The property is held freehold, on title number YY139271, details of which are available within the legal pack.

Guide Price

£100,000



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

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Terms

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

VAT

The price quoted is exclusive of VAT. We understand VAT is not currently applicable on this transaction.

Solicitor

Wilkinson Woodward Solicitors
11 Fountain Street
Halifax
HX1 1LU

Contact: Melanie Leadbitter
Email: ml@wilkinsonwoodward.co.uk
Tel. 01422 339600

Viewing

For viewing arrangements, please contact the agent:

Lily Garside

Direct Line: **01484 477627**
Email: lily.garside@walkersingleton.co.uk

Hector Nelson

Direct Line: **01484 477600**
Email: hector.nelson@walkersingleton.co.uk

Auction Information

The property is to be sold, via on-line auction, on Thursday 28th August 2025.

On completion the buyer must pay the sum of £167.24 to cover the cost of the Seller's solicitors in respect of undertaking 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: 47529



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