



## Land Off Bilham Road, Clayton West

**Guide Price - £135,000 - £150,000**

We are pleased to offer for sale by auction a block of land amounting in total to approximately 9.02 acres (3.65 hectares). The land includes grassland, woodland and a wooden stable block. Due to its roadside location, it is considered that some of the land may suit a variety of uses, subject to obtaining relevant consents.

### **Holmfirth**

38 Huddersfield Road,  
Holmfirth HD9 3JH  
01484 683 543  
holmfirth@wmsykes.co.uk

[wmsykes.co.uk](http://wmsykes.co.uk)

### **Slaithwaite**

Britannia Mill, Britannia Road,  
Slaithwaite, Huddersfield HD7 5HE  
01484 847 700  
slaithwaite@wmsykes.co.uk



Land



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The land is split into a number of enclosures. There is an access track included in the sale. This then leads onto the woodland, which includes the stable block that has 2 large stables. The grassland has been used for mowing and grazing and provide a useful block of land surrounded by hedges and fences. We are advised there is a mains water supply and there are footpaths which cross the land.

It is considered that due to its roadside location, some of the land could suit a variety of uses subject to obtaining the relevant consents.

#### Access

There is a right of way through part of the land for the adjoining landowner, The Clayton West Millenium Green Trust. Please refer to auction pack for further details.

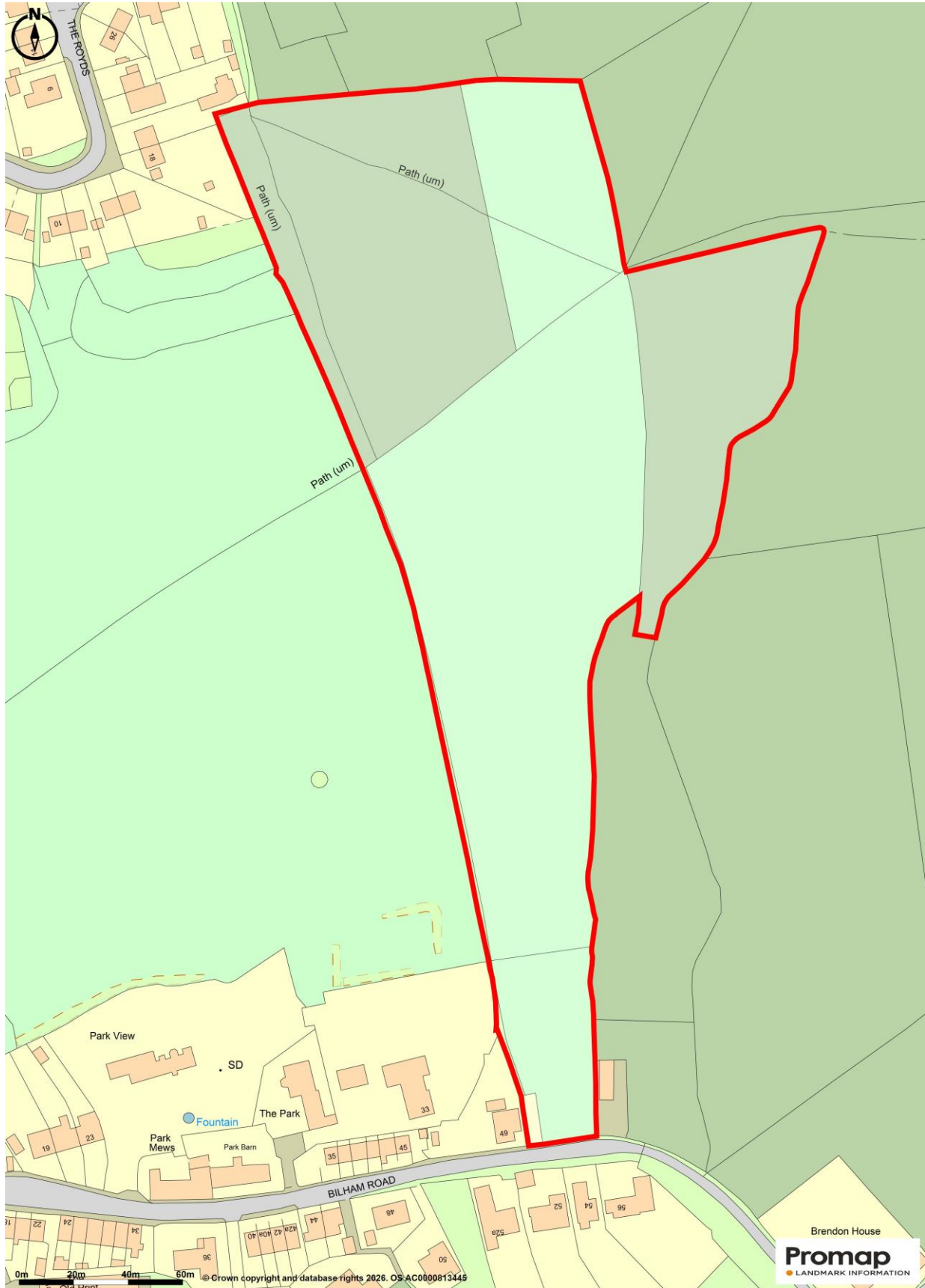
The access track located adjacent to Bilham Road on the western boundary is included in the sale, as marked on the plan of which we believe there is an informal right of way for the adjoining property.



Land

TRUSTED FOR GENERATIONS

# Land Off Bilham Road, Clayton West, Huddersfield, HD8 9PA



**Plan**  
For identification purposes only.

## Auction Details

Sale to be held at The Huntsman Inn, Greenfield Road, Holmfirth on Tuesday 2<sup>nd</sup> June 2026. The sale starts at 7.30pm.

## Vendors Solicitors

David Amies  
Ridley & Hall Legal Limited, Queens House, 35  
Market Street, Huddersfield, HD1 2HL  
Telephone: 01484 538421  
Email: David.amies@ridleyandhall.co.uk

## Auction Conditions

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

## 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. The buyers are to transfer the deposit to their solicitor and then transfer to the vendors solicitor within 2 working days of the auction. The remaining monies must then be paid in order to complete the sale within 28 days.

## 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 7.20pm. 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.

## Tenure

The property is offered for sale freehold and vacant possession will be given on completion.

## Viewing

During daylight hours.

## Location

From the A635 Wakefield Road in Clayton West, head south on Long Lane which leads onto Scott Hill. After approximately half a mile, take a left hand turn onto Bilham Road where the land can be found a short distance on the left hand side.

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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