



## Land Off Longley Edge Road, Hade Edge

**Guide Price - £65,000 - £75,000**

We are pleased to offer for sale by auction grassland amounting in total to approximately 6.19 acres (2.51 hectares), as outlined in red on the attached plan. Access to the land is off Longley Edge Road.



The land is split into four parcels and has been used for mowing and grazing. We are advised that there is water from a well. The land is bordered by stone walls.

As referred to in the title register, the land is subject to a right of way with or without vehicles over the roadway show tinted blue on the title plan in favour of 9 Boshaw, Hade Edge.

**Please note the area coloured green on the plan is excluded from the sale.**

# Land Off Longley Edge Road, Hade Ege, Holmfirth, HD9 2JG



## Plan

For identification purposes only. **Please note the area coloured green on the plan is excluded from the sale.**

## 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

Kim Taylor  
Open Law Solicitors, 9 Lupton Square, Honley,  
Holmfirth, HD9 6AD  
Telephone: 01484 840445  
Email: kim@open-law.co.uk

## Auction Conditions

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

## Viewing

During daylight hours.

## Location

From the centre of Holmfirth, continue on B6106 Dunford Road for approximately 1.5 miles. At the top of the hill before the Boshaw Trout pub, take a left hand turn onto Longley Edge Road. The land can be found on the right hand side after the houses.

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.

### 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