Wm Sykes & SON EST. 1866

For Sale By
Auction



Building Plot to Rear of 999 Manchester Road, Linthwaite

Guide Price: £100,000

Outline Planning Permission has been granted (application no. 2026/60/90559/W) for the erection of one detached dwelling on land to the South side of 999 Manchester Road, Linthwaite (to the lefthand side of No.112 Banks Road, Linthwaite) outlined in red on the attached plan, there are some fabulous far reaching views to be enjoyed, particularly from the top of the site. The plot is conveniently located within walking distance of Slaithwaite village centre which offers a variety of shops, bars, restaurants, train station, and a regular bus service.

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

wmsykes.co.uk

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





Building Plot to Rear of 999 Manchester Road (accessed off Banks Road, Linthwaite, Huddersfield, HD7 5LP)





Site Location

SE 08654 13947
X - (Eastings) 408654
Y - (Northings) 413947
Latitude 53.621989
Longitude -1.8706454

Viewing
During daylight hours access only via Banks Road to the lefthand side of No.112 Banks Road with a copy of this brochure for identification of the boundaries.

Auction Details
The property is to be offered for sale by auction at The Huntsman Inn, Greenfield Road, Holmfirth HD9 3XF at 7.30pm on Wednesday 11th November 2026.

Vendors Solicitors
Lisa Rowell, Open Law, Britannia Road, Slaithwaite, Huddersfield HD7 5HE
Tel:- 01484 840445 Email:- lisateam@open-law.co.uk

Auction Conditions
Interested parties should view the auction pack for full details of all the conditions of sale. You can request the full auction pack from ourselves.

After Bidding at the Auction
Should you be successful in purchasing the property at auction you will be required on the night 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. The successful purchaser will then be required to carry out additional ID checks with our provider Thirdfort.

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.