Wm Sykes & SON EST. 1866

For Sale By
Auction



Land at Delph

We are pleased to offer for sale by auction 3 lots of land located in Delph. The land in total extends to approximately 26.01 acres (10.53 hectares) which is split into 3 lots. The land is all down to grass suitable for mowing and grazing.

Lot 1 – Land off Delph Lane extending to approximately 6.31 acres (2.55 hectares)
Guide Price £60,000 - £80,000

Lot 2 – Land off Harrop Edge Lane extending to approximately 9.51 acres (3.85 hectares)
Guide Price £100,000 - £120,000

Lot 3 – Land off Harrop Edge Lane extending to approximately 10.19 acres (4.12 hectares)
Guide Price £100,000 - £120,000

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





Lot 1 – Land off Delph Lane









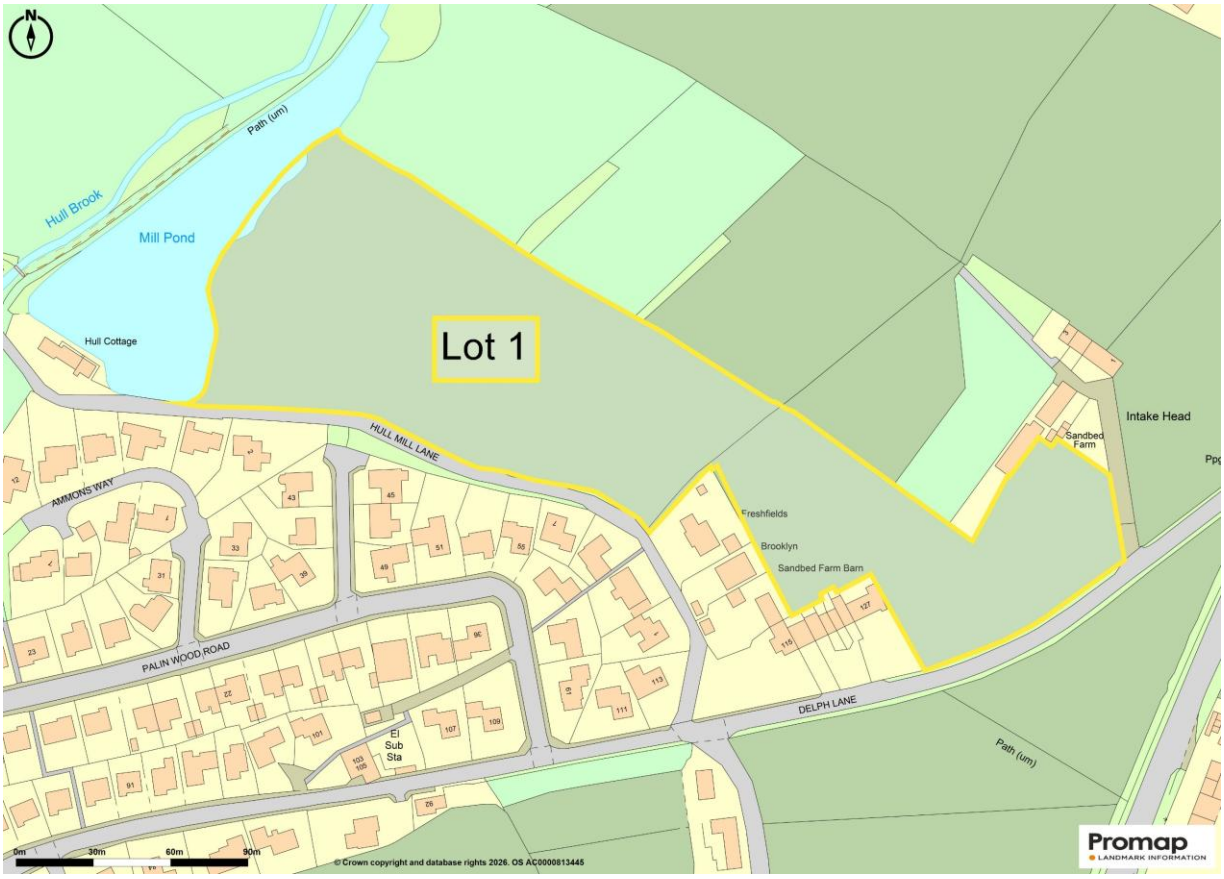


Lot 1 – Land off Delph Lane

An attractive parcel of grassland extending to approximately 6.31 acres (2.55 hectares), as outlined in yellow on the plan. The land is suitable for mowing and grazing with access off Delph Lane. The land sits within a pleasant rural location within the village bordering onto the Mill Pond. Please note there is a public footpath which crosses the land. There is a gateway off Hull Mill Lane although this hasn't been used in recent years. Please note that the Mill Pond is not included in the sale.

Overage

An overage provision will apply to the sale of the land in Lot 1. If a purchaser or their successor in title obtains planning permission for any use other than agriculture or equestrian that they are to pay to the owners the net uplift in value of the land 25% for the next 25 years. Please refer to the auction pack for further details.



Lot 1 Plan
For identification purposes only.



Lot 2 – Land off Harrop Edge Lane







Lot 2 – Land off Harrop Edge Lane

A parcel of land extending to approximately 9.51 acres (3.85 hectares), outlined in red. The land is suitable for mowing and grazing, and access to the land is off Harrop Edge Lane. The land is split into four enclosures and is bordered by stone walls.





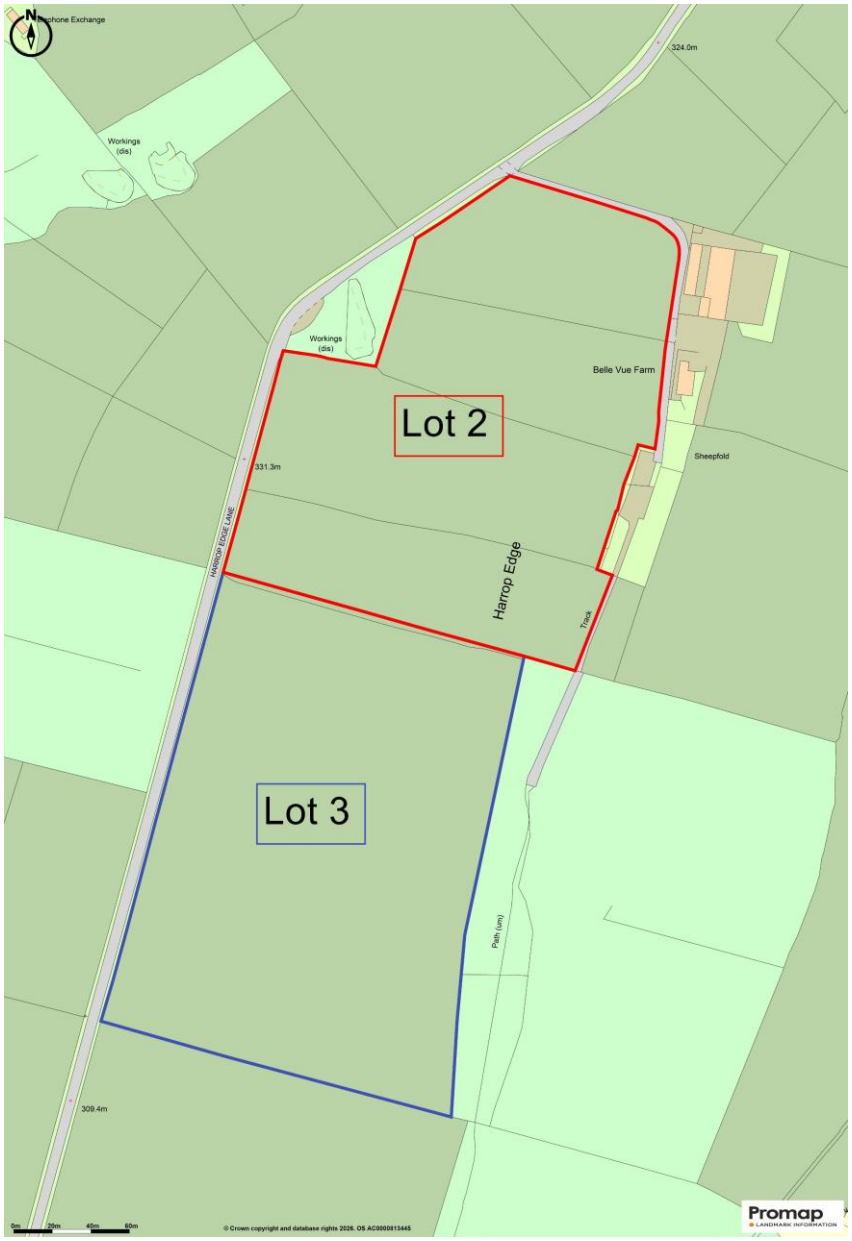
Lot 3 – Land off Harrop Edge Lane





Lot 3 – Land off Harrop Edge Lane

A single enclosure of land extending to approximately 10.19 acres (4.12 hectares), as outlined in blue. The land is suitable for mowing and grazing and is bordered by stone walls, with access off Harrop Edge Lane.



Lots 2 & 3 Plan

For identification purposes only.

Tenure
The land is Freehold and will be sold with vacant possession.

Note
Please note the photographs were taken in September 2026.

Viewing
During daylight hours with a copy of the sales brochure. Please ensure all gates are closed.

Location
The land off Delph Lane - Continue out of Delph on Delph Lane where the land can be located on the left hand side shortly after Hull Mill Lane.

The land off Harrop Edge Lane – Continue out of Delph on Delph Lane and turns left onto Huddersfield Road. After the Saddleworth Hotel take the next right hand turn onto Harrop Edge Lane where the land can be located a short distance up the track on the left hand side.

Auction Details
Sale to be held at The Huntsman Inn, Greenfield Road, Holmfirth on Wednesday 11th November 2026. The sale starts at 7.30pm.

Vendors Solicitors
David Amies
Ridley & Hall Legal Limited
Queens House, 35 Market Street,
Huddersfield HD1 2HL
01484 538421
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.

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.