

FOR SALE BY AUCTION

Unless Sold Prior

Fern Mills
5-7 Old Leeds Road
Huddersfield
HD1 1SG

- Redevelopment/conversion opportunity
- 1,129.88 m² (12,188 ft²)
- Close to town centre
- Suitable for a variety of uses subject to planning permission



Please note: Site Plan is for I.D purposes only. Please refer to legal pack for title plan. Ordnance Survey
© Crown Copyright. All rights reserved. Licence No. 100019241.

FOR SALE BY AUCTION

Unless sold prior

Fern Mills

5-7 Old Leeds Road, Huddersfield, HD1 1SG

- **Redevelopment/conversion opportunity**
- **1,129.88 m² (12,188 ft²)**
- **Close to town centre**
- **Suitable for a variety of uses subject to planning permission**



Location

Fern Mills has a prominent frontage to Old Leeds Road close to its junction with the A62 Leeds Road in a mixed use area, a short walk from the town centre and the University.

Description

Substantial stone built canalside warehouse building providing over 12,000 ft² of floor space over four levels with a central courtyard and on site parking. The building requires comprehensive renovation but offers immense potential for a wide variety of alternative uses to compliment its waterside frontage.

Accommodation

The Total Approximate internal floor areas are:		
	M ²	Ft ²
Basement	209.7	2,257
Ground Floor	366.12	3,941
First Floor	277.03	2,982
Second Floor	277.03	2,982
Total Approximate NIA	1,129.88	12,162

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.

Services

Please refer to the legal pack.

Tenure

Freehold with vacant possession.

EPC

This property is exempt from requiring an Energy Performance Certificate.

Planning

The local area is very much mixed use and the property is directly opposite a strategic development site owned by Kirklees Council which has recently been cleared to make way for a mixed use gateway development.

For all planning enquiries please contact Kirklees Council, Planning Services. Tel: 01484 414476 or Email: dc.admin@kirklees.gov.uk

Solicitor

TBC

Contact:

Tel:

Email:

Viewing

For further information and viewing arrangements please contact the agent:

Ross Thornton

Direct Line: 01484 477600

Email: ross.thornton@walkersingleton.co.uk

Guide Price

£350,000

Auction Venue

The Cedar Court Hotel, Ainley Top, Huddersfield HD3 3RH
Date: To be confirmed

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 address. A bidder number will not be provided without satisfactory forms of I.D.

Ref: 38092



Oak House, New North Road, Huddersfield, HD1 1SG

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.