

**Land and Buildings**  
**Crow Lane**  
**Milnsbridge**  
**HD3 4PH**

**Asking Price:**  
**£150,000**



**SITE AREA 0.17 ACRES**  
**WITH BUILDINGS OF 201.04m<sup>2</sup> (2,164ft<sup>2</sup>)**

- Within 2 miles of Huddersfield town centre and accessible for the A62 Manchester Road
- Secure gated yard area
- Suitable for a wide range of commercial uses

• **LAND & BUILDINGS** • **RETAIL** • **OFFICE** • **INDUSTRIAL**

## DESCRIPTION

The property comprises a securely gated yard with two workshops extending to approximately 201.04m<sup>2</sup> (2,146ft<sup>2</sup>). The overall site area extends to 0.17 acres. It is positioned on the edge of Milnsbridge which is accessible for Huddersfield town centre and is a short distance from the A62 Manchester Road.

It would be suitable for a wide range of commercial uses and is available for sale on a freehold basis with vacant possession.

It is rare that an opportunity to acquire a yard and buildings of this nature presents itself and the property would be suitable for small trade companies requiring a lock up or secure external storage.

## LOCATION

Huddersfield is a large town with a population of 141,692 and is the administrative centre of the Kirklees Local Authority. The town provides good communication links, being approximately 3 miles from the M62 motorway access at Outlane and Ainley Top (Junctions 23 and 24), and approximately 4 miles from Junction 24 at Clifton. There is also good access to Junction 38 of the M1 motorway.

The property is located on the edge of Milnsbridge district centre approximately 3 miles to the west of Huddersfield. It is accessible for the A62 Manchester Road which connects Huddersfield with all areas within the Colne Valley. It is also well located for access to Junctions 23 & 24 of the M62 motorway network.

## ACCOMMODATION

Workshops Overall: 201.04m<sup>2</sup> (2,146ft<sup>2</sup>)

Site Area 0.17 acres

## ASKING PRICE

£150,000

## TENURE

The property is held under a freehold title.

## CONTACT

Contact the agents

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## LOCAL AUTHORITY

Kirklees Council

## RATEABLE VALUE

To be assessed.

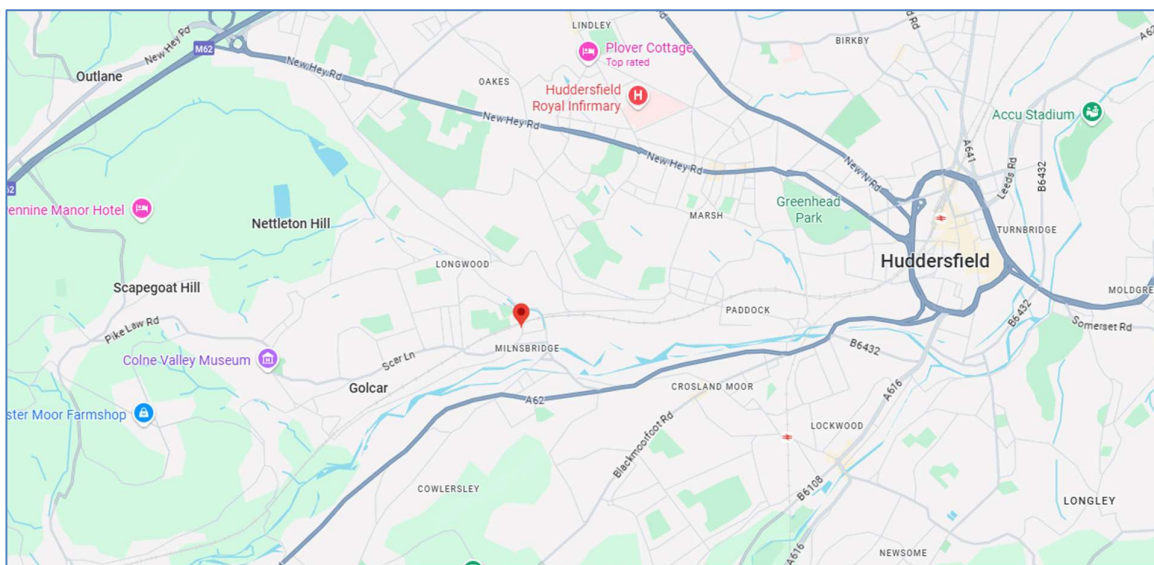
## UTILITIES

The property benefits from mains electricity and water supply connected to the main sewer network

## VAT

The sale of the property is not subject to VAT.

## EPC ASSET RATING: TBC



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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