

## Woodland Adjacent to Kaffir Road, Edgerton, Huddersfield, HD2 2AN

Offers In Excess Of £50,000

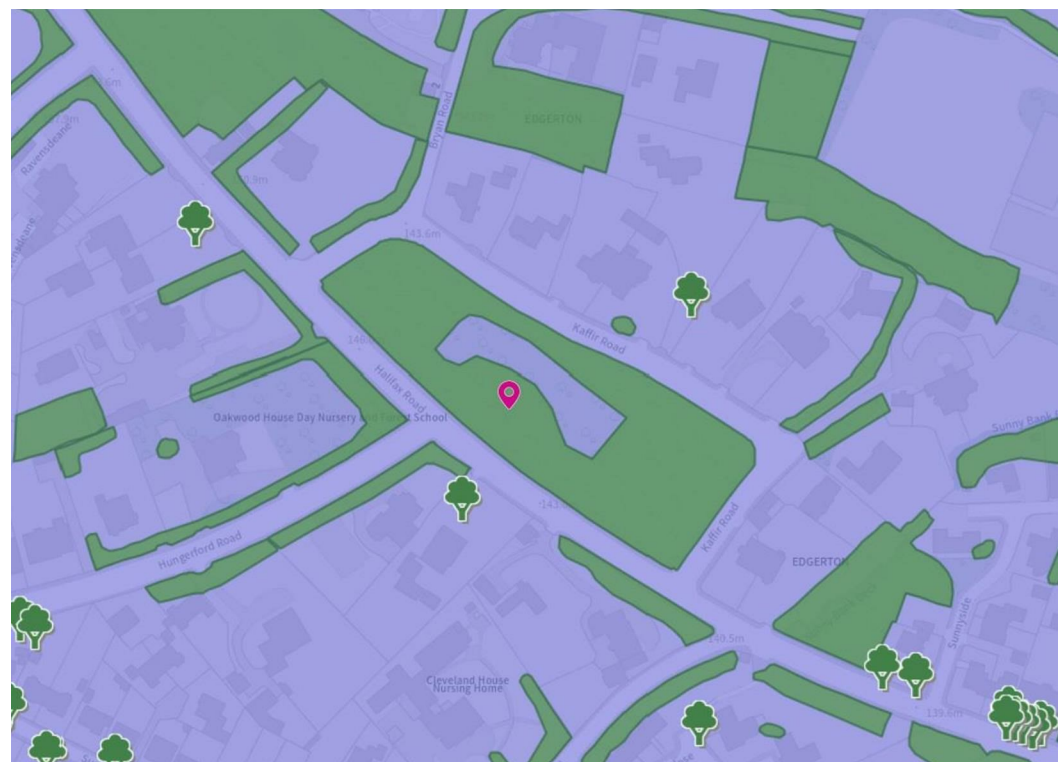
A unique opportunity has arisen to purchase a sizeable plot of woodland, which is situated approximately 1 mile from Huddersfield town centre and extends to approximately 2.6 acres.

Whilst the woodland does have some tree preservation orders on it, there is a central section within the site which does not fall within the preservation order.

Sealed bids are invited to be received at the agents office by 12pm on Tuesday 2nd June 2026.

The prospective purchaser will be required to exchange contracts within 14 days and complete within 28 days.

**bramleys**



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 insitu 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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