



3 Hagg Hill, Emley, Huddersfield, HD8 9QT
Auction Guide £110,000

bramleys

FOR SALE BY ONLINE AUCTION
GUIDE PRICE: £110,000 - £120,000

(£11,000 Bidder Security required on this Lot - to be paid direct to Bramleys)

BIDDING OPENS: 12PM - Tuesday 25th March, 2025

BIDDING ENDS: 12PM - Wednesday 26th March, 2025

(*Please ensure you create your auction account by 5pm on Monday 24th March, with 2 forms of valid ID - if you intend to bid on the property. Any registrations after this time, may not be authorised for bidding).

ALL PROSPECTIVE BIDDERS ARE REMINDED TO READ THROUGH THE T&C'S PRIOR TO BIDDING

This 2 bedroom, through terraced property (SOLD AS SEEN), is situated on the periphery of Emley village and enjoys outstanding far reaching views over the adjacent greenbelt countryside.

The property requires a programme of modernisation and improvement works, however this has been reflected within our guide price.

The property has uPVC double glazing and electric wall heaters.

Energy Rating: D



GROUND FLOOR:

Enter the property through a uPVC external door.

Kitchen

13'0" x 7'6" (3.96m x 2.29m)

Fitted with a range of wall and base units, stainless steel sink unit, uPVC double glazed windows and a built-in understairs store cupboard.

Lounge

13'0" x 12'7" (3.96m x 3.84m)

Peacefully situated to the front of the property with outstanding far reaching views. There is a rustic brick fireplace, wall mounted electric heater, uPVC double glazed window and access door.

FIRST FLOOR:

Landing

Bedroom 1

13'0" x 9'8" (3.96m x 2.95m)

With a uPVC double glazed window which provides superb far reaching views.

Bedroom 2

13'1" max / 7'1" min x 7'7" (3.99m max / 2.16m min x 2.31m)

Having a uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath. There is also a uPVC double glazed window.

OUTSIDE:

The property has a long garden to the front which adjoins open greenbelt countryside and attracts superb far reaching views. To the rear there is a large area of land with potential for garden/garage/outbuildings or multiple vehicle parking

(subject to any necessary permissions). The property also has an outbuilding/former coal store and adjacent bin storage space.

BOUNDARIES & OWNERSHIP:

The auction legal pack contains title extracts relating to the auction property. Bramleys have not checked the title deeds for any discrepancies or rights of way. All prospective bidders should review the documents located within the auction legal pack and make their own enquiries before placing a bid on the auction property.

DIRECTIONS:

Leave Huddersfield via Wakefield Road passing through the traffic lights at Aspley, Moldgreen and Dalton to the major traffic lights at Waterloo. Here bear left continuing along Wakefield Road in the direction of Lepton, continuing straight ahead at the roundabout and passing the Subaru garage on your left hand side. Continue straight ahead passing the 315





restaurant on your left hand side, continue down this road and to the brow of the hill take a right hand turning onto Paul Lane. Proceed along Paul Lane for approximately 1 mile continuing straight ahead at the Emley crossroads and at the next junction turn left onto Jagger Lane which in turn becomes Chapel Lane and then Upper Lane. Proceed along this road, taking a right into Hagg Hill Lane and the entrance to the cottages will be found on your right hand side.

Please note, regarding parking for viewings - access is not available on the property lane for viewers in vehicles, due to the limited amount of space for additional vehicles. We would therefore advise safely parking in the nearby vicinity and walking to the property.

TENURE:

Freehold

COUNCIL TAX BAND:

B

ONLINE AUCTIONS BUYING GUIDE:

Please use the following link to view Bramleys online auctions buying guide which gives full details on the buying process:- <https://www.bramleys.com/files/Online-Auctions-Buying-Guide.pdf>

FINANCE:

Bramleys DO NOT recommend purchasing a property with a mortgage due to the strict deadline of 20 working days to complete the purchase. If you successfully bid on the property and are unable to complete the purchase due to lack of funds, then this will result in breach of contract and financial penalties (as shown below).

Bramleys require proof of funding within 24 hours of the auction ending, to show that you are financially qualified to purchase the property that you have successfully bid on.

CONTRACT:

The auction legal pack is available to view online, please access the auction portal through the auction lot on our website. If you have not registered with us before, then you will need to create a new account.

We advise all prospective bidders to pay close attention to all the documents within the legal pack.

The auction contract will need to be signed by the successful bidder within 24 hours of the auction ending.

LEGALLY BINDING BID:

Any bids received through the online auction platform are legally binding and therefore cannot be withdrawn during the auction process.

If you are unsure for any reason prior to bidding at auction, you should either instruct a solicitor to look over the legal pack or alternatively direct your enquiry to the sellers solicitor.

Failure to complete on a purchase will result in financial penalties due to breach of contract.

Please ensure the name of the purchaser/company is correct on your registered auction account and the ID provided also links with this information.

As all details provided at the end of the auction will be added to the contract and sent to both sets of solicitors.

Persons bidding by proxy, must still provide ID for themselves and the person/company buying the auction lot.

Failure to provide the correct buyers information, can cause the auction contract to be invalid, meaning a potential loss of the deposit and further legal charges.

BIDDER SECURITY / DEPOSIT:

For this Lot, a Bidder Security of £11,000 will be held by Bramleys until the end of the auction sale.

The successful bidder will be automatically charged the £11,000 at the end of the auction and this will be used as payment of the deposit (please ensure your account is authorised to spend this amount in one transaction through your

bank/building society), however if the price goes above £110,000 then Bramleys will require an additional amount from the successful bidder to provide a full 10% deposit to the sellers solicitors.

Failure to pay the remaining deposit balance within 24 hours of the auction finishing, will incur financial penalties (interest rate shown on auction contract), interest will be added to the remaining deposit balance until the full 10% has been paid.

The interest will be passed to the seller or persons entitled to it under the sales conditions.

PLEASE NOTE: Payments made to Bramleys via bank transfer will be returned within 48 hours of an unsuccessful bid. However, card payments can take between 5 and 7 working days. Therefore if you intend to bid in multiple auctions, we would advise using bank transfer in case you are unsuccessful in this auction.

BUYERS PREMIUM/ADMINISTRATION FEE:

The successful purchaser will be required to pay an auctioneers administration charge of £1,500 inc VAT for each lot purchased whether the lot is purchased at the auction, prior to or after the auction.

An invoice for the above amount will be sent to the successful bidder after the auction has ended. This payment is required to be paid within 24 hours of the auction ending.

This payment goes direct to Bramleys LLP and is non-refundable.

EXTRA CHARGES:

As per the auction contract, it states that the purchaser will pay £320 towards the search

fees and this will be added to the final completion amount.

FINANCIAL PENALTIES:

Failure to complete a purchase on an auction property bought through Bramleys will result in breach of contract and will incur the following financial penalties:-

- 1) Loss of 10% deposit.
- 2) Loss of buyers premium.
- 3) Any and all costs for the Agents to re-list the property
- 4) The buyer will pay the difference in value, on resale of the property.

Failure to complete, will result in Bramleys and / or the sellers solicitors taking legal action to recover the amounts mentioned above due to breach of contract.

VENDORS SOLICITORS:

FAO: Ridley and Hall Solicitor

Queens House
35 Market Street
Huddersfield

HD1 2HL

Buyers must provide details of their chosen solicitor, so that in the event of winning a Lot Bramleys can initiate the necessary legal proceedings between both sets of solicitors.

VIEWINGS:

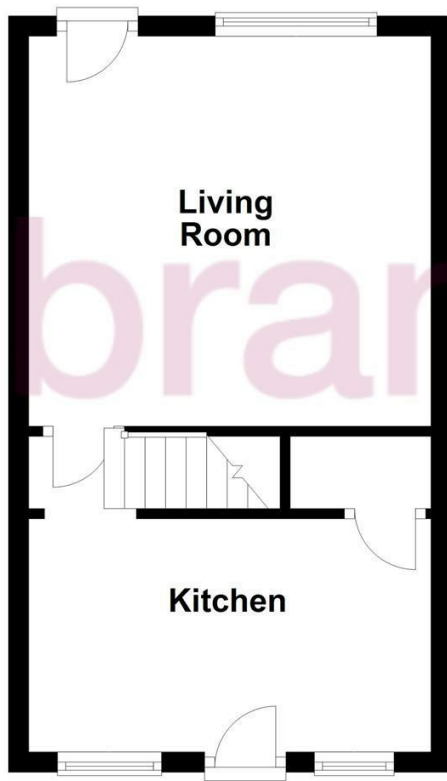
Please call our office to book a viewing on 01484 530361.

Please note, regarding parking for viewings - access is not available on the property lane for viewers in vehicles, due to the limited amount of space for additional vehicles. We would therefore advise safely parking in the nearby vicinity and walking to the property.

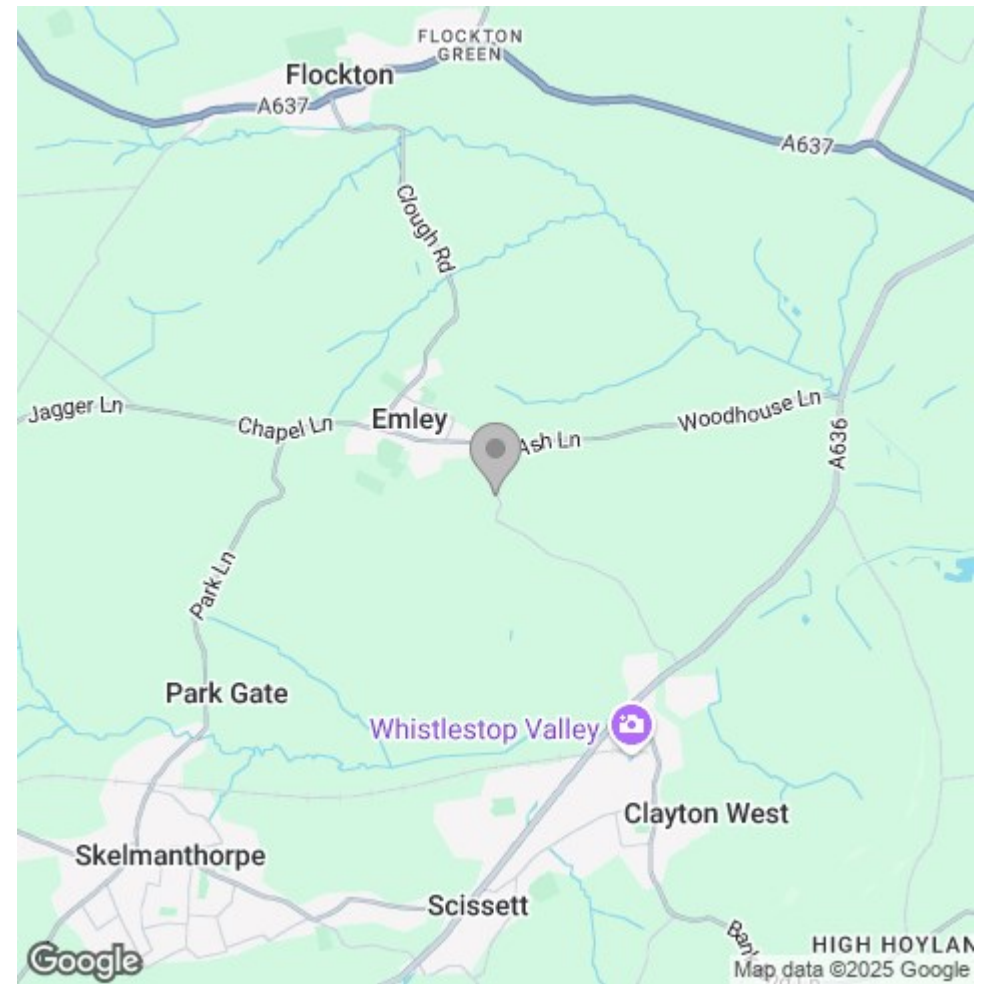
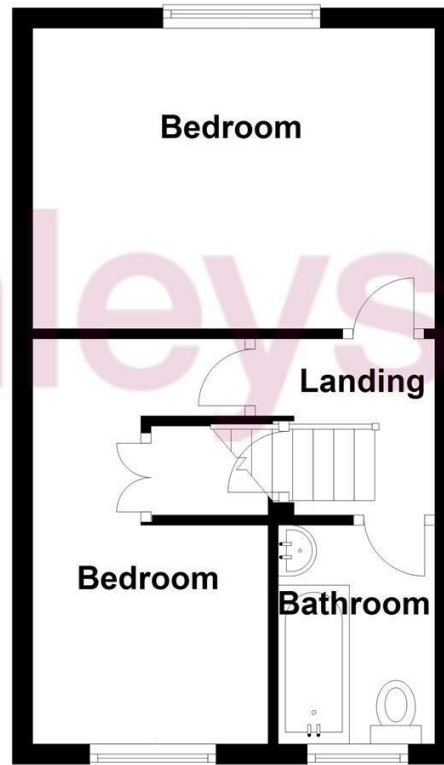




Ground Floor



First Floor



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		93
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Huddersfield | Halifax | Elland | Mirfield

