





Land at Ridings Lane Golcar, Huddersfield

Offers In Region Of £25,000

NESTLED IN THE HEART OF GOLCAR, THIS UNIQUE PIECE OF LAND PRESENTS A RARE OPPORTUNITY IN A HIGHLY SOUGHT-AFTER LOCATION. FORMERLY THE SITE OF SIX TRADITIONAL TERRACED HOUSES.

PLEASE NOTE: THERE IS CURRENTLY NO PLANNING PERMISSION IN PLACE FOR THIS LAND AND HAS A TREE PRESEVATION ORDER.

Nestled in the heart of Golcar, this unique piece of land presents a rare opportunity in a highly sought-after location. Formerly the site of six traditional terraced houses.

Please note: There is currently no planning permission in place for this land.

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular



importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

