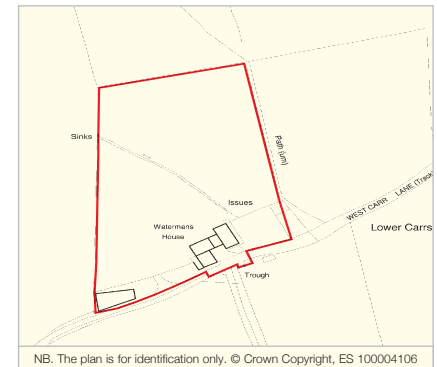


## Huddersfield Watermans House, New Hey Road, Deanhead, Scammonden, West Yorkshire HD3 3FT

- A Freehold Detached House with Outbuildings
- Occupying a Site extending to Approximately 0.993 Hectares (2.454 Acres)
- Extensive Rural Views
- Possible Development potential subject to all necessary consents being obtained

### Vacant Possession

BY ORDER OF MOUNTVIEW  
ESTATES PLC



### To View

The property will be open for viewing every Monday and Wednesday before the Auction between 9.00 – 9.30 a.m. These are open viewing times with no need to register. (Ref: MW).

### Seller's Solicitor

Messrs Seddons (Ref: Paul Pierides).  
Tel: 0207 725 8000.  
Email: paul.pierides@seddons.co.uk

**VACANT – Freehold House**



### Tenure

Freehold.

### Location

The property is situated on a track leading off the north side of New Hey Road (A640), to the east of its junction with Saddleworth Road (B6114). Local amenities are available in Marsden, Slaithwaite and Rippondon, with the further facilities of Huddersfield being accessible to the east. Rail services run from Slaithwaite Station and the M62 Motorway is to the north. The property occupies a rural position surrounded by moorland. Deanshead Reservoir is to the north and Scammonden Reservoir is to the north-east.

### Description

The property comprises a detached house arranged over ground and first floors beneath a pitched roof. The property occupies a site extending to approximately 0.993 hectares (2.454 acres). In addition, there are two barns, an old wash room and open garage and further parking facilities. The site may afford potential for further development, subject to all necessary consents being obtained.

### Accommodation

**Ground Floor** – Room, Kitchen/Diner, Store Room, Bathroom

**First Floor** – Two Rooms, Box Room

**Site Area Approximately 0.993 Hectares (2.454 Acres)**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.