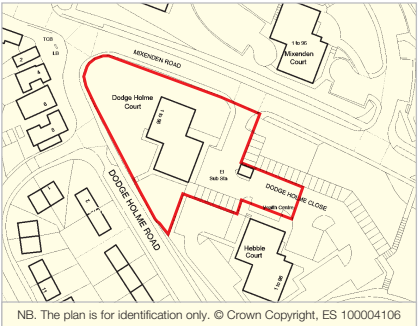


Halifax
Dodge Holme Court,
Dodge Holme Close,
West Yorkshire
HX2 8NX

- **A Freehold Building**
- Internally arranged to provide One Hundred and One Self-Contained Flats
- Fifteen Flats subject to Long Leases
- Eighty-Six Flats Vacant
- Total GIA extending to Approximately 4,820.5 sq m (51,887 sq ft)
- Total Current Rent Reserved **£150 per annum with majority vacant**



To View
Please contact Allsop by sending an email to sam.verity@allsop.co.uk with the subject heading ‘Viewing – Lot 185’.

Seller’s Solicitor
Messrs DWF LLP (Ref: MW).
Tel: 0333 320 2220.
Email: michael.whitworth@dwf.law

INVESTMENT/MAJORITY VACANT – Freehold Building



Tenure
Freehold.

Location
The property is situated on Dodge Holme Close, to the south of its junction with Mixenden Road. Local shops and amenities are available nearby, with the more extensive facilities of Halifax approximately 2.7 miles to the south-east. Rail services run from Halifax and Sowerby Bridge Stations to the south. Road communications are afforded by the A629 (Keighley Road), A58 (Leeds Road) and the M62 Motorway. The open spaces of Ovenden Park and Mixenden Reservoir are close by.

Description
The property comprises a detached building arranged over lower ground, ground and fifteen upper floors beneath a flat roof. The property is internally arranged to provide 101 self-contained flats.

Accommodation and Tenancies
The property was not internally inspected or measured by Allsop. The information contained within the following schedule of Accommodation and Tenancies was provided by the Seller.

Flats	Accommodation	Terms of Tenancy	Total Current Rent £ p.a.
B, D, E, 1, 3, 4, 7, 10, 16, 22, 25, 28, 31, 34, 40, 49, 52, 55, 58, 61, 64, 67, 70, 73, 76, 79, 82, 85, 88, 91, 94 (Total 31)	One Bedroom Accommodation	Vacant	–
A, C, 2, 5, 6, 8, 9, 12, 14, 15, 17, 18, 20, 21, 23, 24, 29, 30, 32, 35, 36, 38, 41, 42, 44, 45, 47, 48, 50, 51, 53, 54, 56, 57, 59, 60, 63, 65, 66, 68, 69, 71, 72, 74, 75, 77, 78, 81, 83, 84, 86, 87, 89, 90, 92 (Total 55)	Two Bedroom Accommodation	Vacant	–
13, 19, 37, 43, 46 (Total 5)	One Bedroom Accommodation	Each subject to a lease for a term of 999 years from 26th September 1983 (thus having approximately 966 years unexpired) at a current ground rent of £10 per annum	£150 p.a.
11, 26, 27, 33, 39, 62, 80, 93, 95, 96 (Total 10)	Two Bedroom Accommodation		

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.allsop.co.uk.
BUYER’S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer’s fee of £750 (including VAT) upon exchange of sale memoranda.

