

LOT 172 - Cleckheaton

Residential Auction - 22nd May 2025

allsop



INVESTMENT - Freehold Cluster of Eight Back to Back Houses

5, 6, 7, & 8 Kelloe Street, and 1, 2, 3 & 4 Willow Street, Cleckheaton, West Yorkshire, BD19 4EN

LOT 172 - Cleckheaton INVESTMENT - Freehold Cluster of Eight Back to Back Houses

5, 6, 7, & 8 Kelloe Street, and 1, 2, 3 & 4 Willow Street, Cleckheaton, West Yorkshire,

GUIDE PRICE *

£460,000+

Gross Initial Yield 8.32%

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Live Stream

First lot to be offered at 9am

Key Features

- **Arranged to provide Four x 2 Bedroom Houses and Four x 1 Bedroom Houses**
- **Each House is subject to an Assured Shorthold Tenancy**
- The M62 and M606 motorways are to the west
- Situated opposite Moorend Park

Total Current Rent Reserved

£43,680 p.a. (equivalent)

By Order of
Receivers

Tenure

Freehold

Location

- 📍 Kelloe Street and Willow Street are both situated to the north of Hunsworth Road
- 🛣️ The M62 and M606 motorways are to the west
- 🚆 Low Moor rail station is 2.7 miles to the north west
- 🛍️ Shops and amenities are available within Cleckheaton
- 🌳 Moorend Park is opposite



Allsop

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Schedule

House	Postcode	Accommodation	Terms of Tenancy	Current Rent (PCM)	Council Tax Band	EPC
1 Willow Street	BD19 4EL	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 12 months from 14th March 2024 (holding over)	£450 p.c.m.	A	D
2 Willow Street	BD19 4EL	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term of six months from 20th July 2017 (holding over)	£435 p.c.m.	A	E
3 Willow Street	BD19 4EL	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term of 12 months from 7th March 2023 (holding over)	£495 p.c.m.	A	D
4 Willow Street	BD19 4EL	One Bedroom Accommodation	Assured Shorthold Tenancy until 5th November 2024 (holding over)	£350 p.c.m.	A	D
5 Kelloe Street	BD19 4EN	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 12 months from 26th November 2024	£550 p.c.m.	A	D
6 Kelloe Street	BD19 4EN	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 18 months from 28th April 2017 (holding over)	£450 p.c.m.	A	D
7 Kelloe Street	BD19 4EN	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term of 12 months from 11th November 2022 (holding over)	£475 p.c.m.	A	D
8 Kelloe Street	BD19 4EN	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term of 12 months from 10th March 2019 (holding over)	£435 p.c.m.	A	D
Total				£3,640 p.c.m.		

Please note the tenancy information has been provided by the letting agent and buyers must make their own enquires and bid accordingly.

Featured 1



Featured 2



Featured 3



Featured 4



Featured 5



Featured 6



Featured 7



Featured 8



Featured 9







Featured 12



Featured 13







































Featured 32



















Addendum

The current rent should read £43,680 p.a. (equivalent) and not as previously stated. Please note the tenancy information has been provided by the letting agent and buyers must make their own enquires and bid accordingly.

The promap has been updated and all reference to the previous version must therefore be removed. Buyers are deemed to have referred to the legal pack for further information

Disclaimer

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Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up-to-date. it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

9. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,500 excluding VAT

10. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

11. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

12. Please note that Lots may be sold or withdrawn at any time prior to auction.
13. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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The Auctioneers do not warrant or represent that any plans or photographs show the up to date position with regard to occupiers either for the Lot or for any other properties shown in such plans or photographs.