

LOT 235 - Cleckheaton

Residential Auction - 26th June 2025

allsop



INVESTMENT - Four Freehold Mid Terrace Houses, Five Self Contained Flats and One Retail

Premises 199, 201, 203, 205, 207, 209 Hunsworth Lane and 204, 206 & 208 Bradford Road, Cleckheaton, West Yorkshire, BD19 4EJ

LOT 235 - Cleckheaton

INVESTMENT - Four Freehold Mid Terrace Houses, Five Self Contained Flats and One Retail Premises

1, 3, 3a, 5 and 9 Hunsworth Lane and 204, 206 & 208 Bradford Road, Cleckheaton, West

GUIDE PRICE *

£490,000+

Gross Initial Yield 9.26%

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Live Stream - Day 1 – Lots 1 – 178. Day 2 – Lots 182 – 349.

Key Features

- Houses are internally arranged to provide Three x 2 Bedroom Houses and One x 4 Bedroom House
- Flats are internally arranged to provide Two x 2 Bedroom Flats and Two x 1 Bedroom Flats
- Nine Properties subject to Assured Shorthold Tenancies
- Retail premises is vacant
- Car Parking to the Rear

Total Current Rent Reserved

£51,839.28 p.a. (equivalent)

with retail unit vacant

By Order of
Receivers

Tenure

Freehold



Location

- 📍 The property is situated on the north side of Hunsworth Lane to the west of Bradford 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 close by

Viewing

The property will be open for viewing on Saturday 21st June at 12.15 pm – 12.45 pm. Please note only a number of units will be available for viewing. This is an open viewing with no need to register

Allsop

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Schedule

Property	Postcode	Floor	Accommodation	Approx GIA		Terms of Tenancy	Current Rent (PCM)	Council Tax Band	EPC
1 Hunsworth Lane	BD19 4EJ	Ground Floor Cafe Premises (including basement)	Retail	50.18 sq m	540 sq ft	Vacant			
3 Hunsworth Lane	BD19 4EJ	Ground Floor Flat	One Bedroom	49 sq m	527 sq ft	Assured Shorthold Tenancy for a term of 12 months from 4th November 2024	£450 p.c.m.	A	E
3a Hunsworth Lane	BD19 4EJ	First Floor Flat	One Bedroom	44 sq m	474 sq ft	Assured Shorthold Tenancy for a term of six months from 22nd February 2013 (holding over)	£350 p.c.m.	A	E
5 Hunsworth Lane	BD19 4EJ	Mid Terrace House	Two Bedrooms	80 sq m	861 sq ft	Assured Shorthold Tenancy for a term of 12 months from 1st July 2024	£550 p.c.m.	A	D
9 Hunsworth Lane	BD19 4EJ	Mid Terrace House	Four Bedrooms	101 sq m	1,087 sq ft	Assured Shorthold Tenancy for a term of six months from 21st December 2018 (holding over)	£600 p.c.m.	A	D
204a Bradford Road	BD19 3UD	Ground Floor Flat	Two Bedrooms	75 sq m	807 sq ft	Assured Shorthold Tenancy for a term of 12 months from 15th December 2016 (holding over)	£419.94 p.c.m.	A	E
204b Bradford Road	BD19 3UD	First Floor Flat	One Bedroom	48 sq m	517 sq ft	Assured Shorthold Tenancy for a term of 12 months from 16th September 2017 (holding over)	£350 p.c.m.	A	E
204 Bradford Road	BD19 3UD	First Floor Flat	Two Bedroom	66 sq m	710 sq ft	Assured Shorthold Tenancy for a term of 12 months from 12th August 2022 (holding over)	£450 p.c.m.	A	E
206 Bradford Road	BD19 3UD	Mid Terrace House	Two Bedroom	75 sq m	807 sq ft	Assured Shorthold Tenancy for a term of 12 months from 16th February 2022 (holding over)	£600 p.c.m.	A	E
208 Bradford Road	BD19 3UD	Mid Terrace House	Two Bedroom	75 sq m	807 sq ft	Assured Shorthold Tenancy for a term of 12 months from 19th October 2022 (holding over)	£550 p.c.m.	A	D
			Total	663.18 sq m	7,138 sq ft	Total	£4,320 p.c.m.		

Allsop have not measured or internally inspected the property. The information has been obtained from historic valuation reports.

Featured 1



Featured 2



Featured 3



Featured 4



Featured 5



Featured 6



Featured 7



Featured 8



Featured 9













Addendum

Contrary to what was previously stated, the property is subject to Nine Assured Shorthold Tenancies and the retail unit is vacant. The total current rent reserved is £51,839.28 p.a. (equivalent)

Special conditions have been uploaded 25th June 2025 with amendments to extra special condition 3.3.3

Disclaimer

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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