



## Land, Dock Lane, Shipley, BD18 1BU

For sale by Modern Method of Auction Starting Bid Price £85,000 plus Reservation Fee. LAND with plans passed for a FOUR BEDROOM DETACHED. Bradford Council Planning REF 23/04060/FUL. A somewhat historic plot within the Leeds-Liverpool Canal Conservation Area, within walking distance of Shipley Train Station and handy for access to Shipley, Saltaire, Baildon and Bradford. The site is open for viewings at your convenience. Contact Robert Watts or our auction partners I am Sold for any further details

**Starting Bid £85,000**

 01274 614804  [highfield@robertwatts.co.uk](mailto:highfield@robertwatts.co.uk)  [robertwatts.co.uk](http://robertwatts.co.uk)  
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

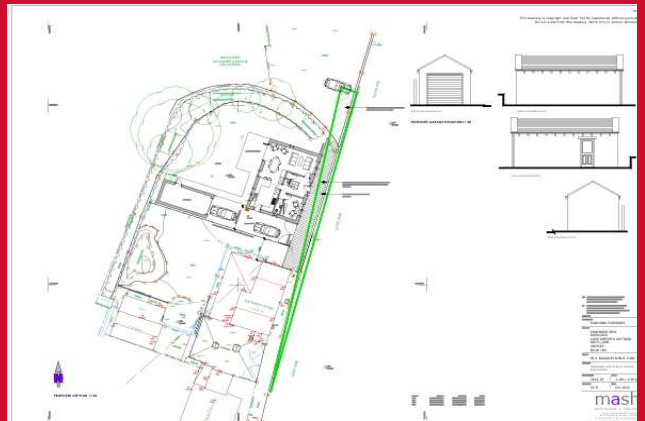
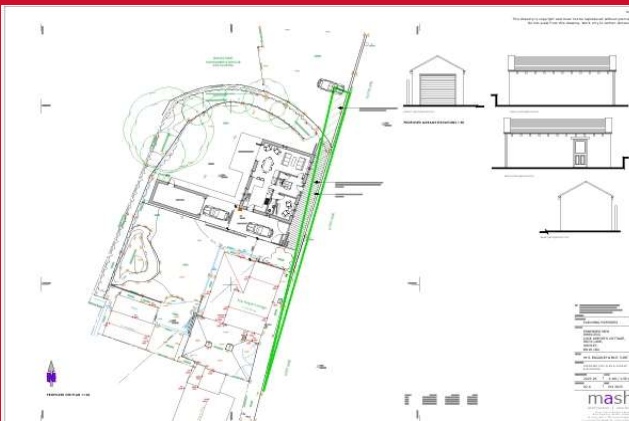
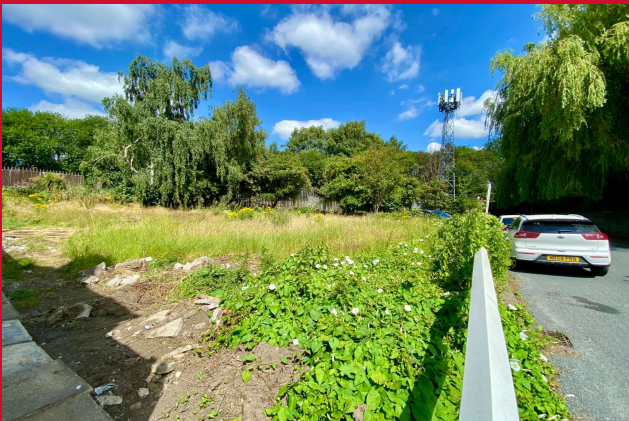
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**AUCTION TERMS** This land is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



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