Walker Singleton

FOR SALE BY AUCTION

30a & 30b Wade House Road
Shelf
Halifax
West Yorkshire
HX3 7PB

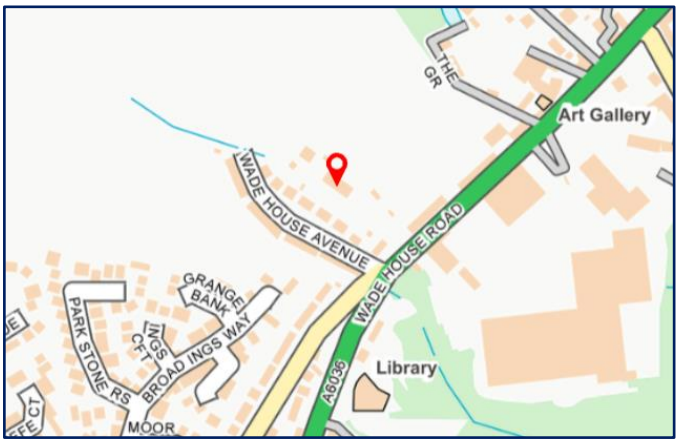
- Two semi-detached dwellings with significant external space
- Total site area of 1.341 acres (0.543 hectares) approx.
- Array of stables, storehouses, garages, and outbuildings
- AUCTION DATE: Friday 20th November 2026



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Location

The property is located on Wade House Road, within the village of Shelf, approximately 3.5 miles from both Halifax and Bradford. Shelf provides a good range of local amenities, including retail, leisure and educational facilities, with the surrounding area comprising a mixture of residential and commercial properties.

The property benefits from good road connections, with the M62 motorway approximately 6 miles to the south, providing access to Leeds, Manchester and the wider regional motorway network.

Description

The property comprises two large semi-detached dwellings, with ample garden space, several out-buildings, pasture and a large yard area to the front.

Accessed via a long driveway with gated entry, passing numerous out-buildings and stables and a small parcel of pastureland to the west, the property then opens onto a large concrete forecourt providing access to the residences and offering wide development potential (planning permitting).

30a & 30b are wonderful, stone built bungalows with concrete tile pitched roofs, featuring PV solar panels facing south-west. With ample outside space, featuring gardens to the side and rear and characterful features, such as a pond and beautiful brick-built greenhouse.

Services

The dwellings have connection to mains electricity and water but not gas. For further details, please refer to the legal pack.

Council Tax

Both dwellings are within Council Tax Band E.

EPC

30a has an EPC rating of D (62); 30b has an EPC rating of E (50);

Tenure

The property is held freehold – title details are available within the legal pack.

Guide Price

£595,000

VAT

We understand the sale will not attract VAT.

Terms

The freehold interest in the property is offered for sale, via auction, with vacant possession.

Walker Singleton

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4b Cartwright Court, Dyson Wood Way, Bradley Business Park, Bradley, Huddersfield, HD2 1GN

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Sellers's Solicitor

MIR Solicitors
782 Manchester Road
Bradford
West Yorkshire
BD5 7QP

Contact: John Hamilton
Email: j.hamilton@mirsolicitors.co.uk
Tel. 01274 371978

Viewing

For more information, or viewing arrangements, please contact the agent:

Phil Deakin

Tel. **01484 477600**
Email: **phil.deakin@walkersingleton.co.uk**

Chris Taylor

Tel. **01484 477600**
Email: **chris.taylor@walkersingleton.co.uk**

Ref: 48786

Auction Information

The property is offered for sale, by on-line auction, on **Friday 20th November 2026** (**12 noon** 'soft close' of bidding).

The lot carries a buyer's administration fee of **£950 plus VAT**. This will be chargeable upon the fall of the electronic gavel.

In accordance with Clause 13 of the Contract of Sale 'Special Conditions' (please see legal pack), on the Completion Date, the buyer must pay to the Seller's Solicitor, in cleared funds, in addition to the purchase price, the following sums:

(1) The seller's solicitor's legal fees of **£1,200 plus VAT**.
(2) The seller's solicitor's engrossment charges in respect of the Transfer Deed – **£120 plus VAT**.
(3) The cost of Official Copies – **£42** (inclusive of any VAT).
(4) The cost of searches – **£200** (inclusive of any VAT).

IMPORTANT NOTICE TO BIDDERS If you intend to bid at the auction, you MUST provide one form of photographic identification (e.g. passport or driving licence) AND two proof-of-current-address documents (e.g. utility bill, bank statement, etc).

Completion Date

In accordance with the Common Auction Conditions (Edition 4), Completion is to be within 20 working days following the fall of the electronic gavel or, if the lot is sold prior to or post auction, 20 working days from the date the contract is signed.





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