



Masonic Lodge, Hangingroyd Lane,
Hebden Bridge, HX7 7DD

***Guide Price £150,000+ (plus fees)**

**For Sale by auction on
Wednesday 11th May 2022**

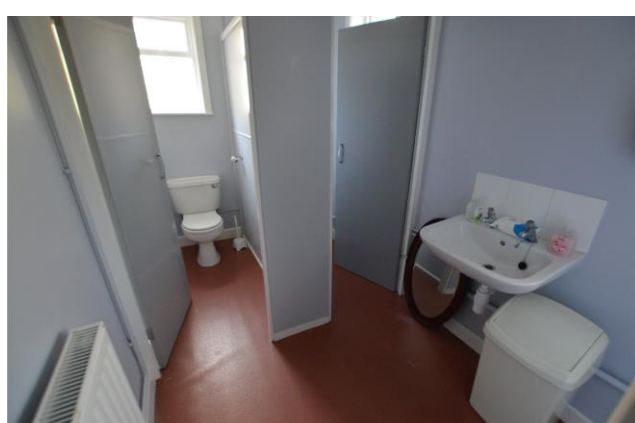
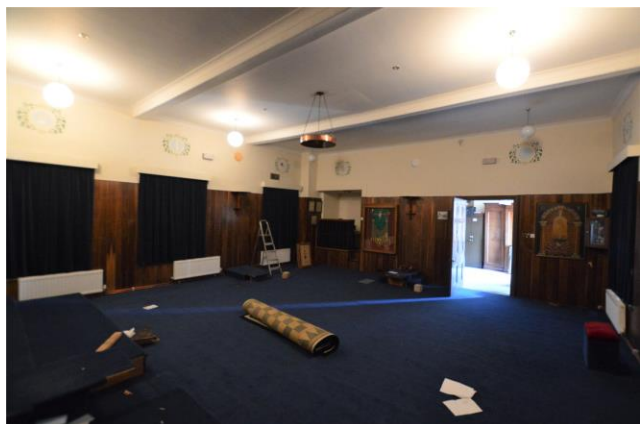


Hangingroyd Lane

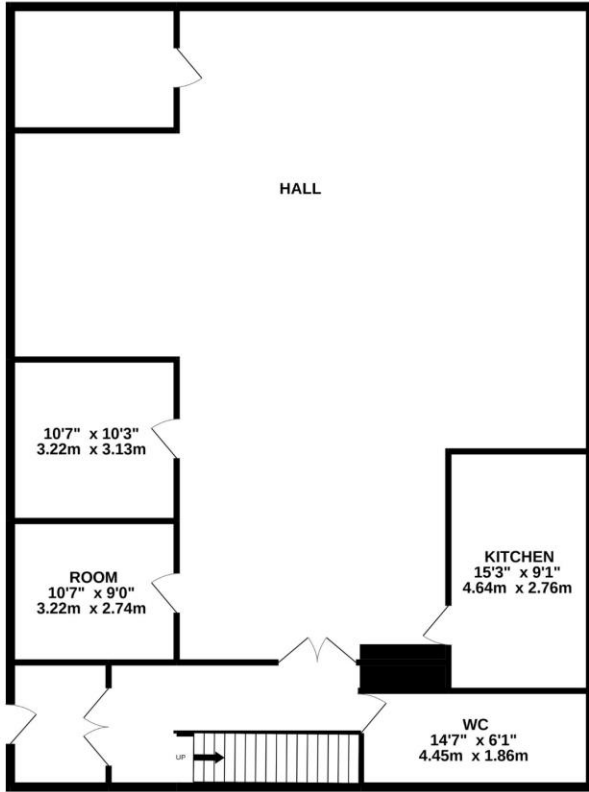
This Masonic Hall located in the heart of Hebden Bridge offers a rare opportunity to purchase a piece of history. The building has been in the same ownership for over 100 years and although it has been used as an events hall/community space in recent times, it may well lend itself to a change of use or development subject to the necessary consents being obtained.

Unfortunately, some of the historic documents contained within the legal pack are of poor quality and/or unscannable due to their size. If you would like to view the documents, please call our office on 0113 3933482.

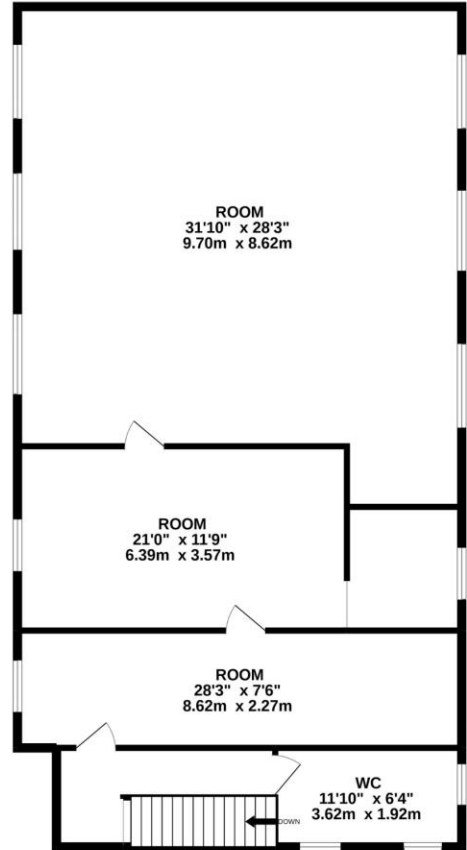
Any purchasers choosing to buy without viewing in person are doing so at their own risk and acknowledge that the auctioneer will not be held responsible for any issues that may arise due to them being unintentionally missed from the video or sales particulars.



GROUND FLOOR
1818 sq.ft. (168.9 sq.m.) approx.



1ST FLOOR
1494 sq.ft. (138.8 sq.m.) approx.



TOTAL FLOOR AREA : 3313 sq.ft. (307.8 sq.m.) approx.
plan not to scale - strictly for identification purposes only
Made with Metropix ©2022

Tenure – Freehold

Services – Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services. NB: Services, apparatus and equipment have not been tested by Auction House and therefore cannot be verified as being in working order. The buyer is advised to obtain verification from their Solicitor/Surveyor.

Local Authority – Calderdale Council

Viewings – Strictly by appointment with Auction House Tel 0113 3933482

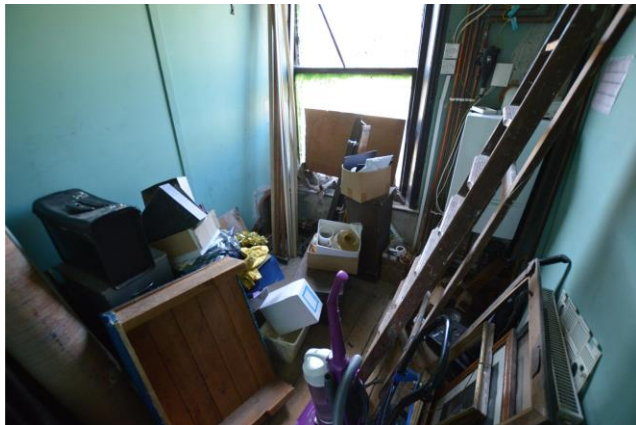
Plans & Photographs – The plans and photographs are there to aid identification of the property only. The plans are not to scale.

Charges & Payments – In addition to the deposit

Administration Charge: 0.9% inc VAT of the purchase price subject to a minimum of £1,200 inc VAT.

Disbursements: Any additional disbursements payable by the purchaser are yet to be confirmed by the vendors solicitor. For more details please see the legal pack.

***Guide Price** Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.



Viewing

By appointment only through our Auction House branch Mon – Fri
Call our team 7 days a week from 8am til 8pm

9.00 - 5.30

1 Feast Field, Horsforth, Leeds LS18 4TJ

Tel: 0113 3933482 Fax: 0113 258 6698

Email: info@ahwy.co.uk auctionhouse.co.uk/westyorkshire

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