



1 COPSIDE, SLAITHWAITE, HUDDERSFIELD, HD7 5XA
TO LET BY TENDER

Carter Jonas

1 COPSIDE, SLAITHWAITE, HUDDERSFIELD, HD7 5XA

An attractive grassland smallholding extending to approximately 11.40 acres.

Available to rent on a three year Farm Business Tenancy.

Tender deadline 12:00 noon Monday 30th June 2025.

TO RENT

The property is offered to rent as a whole, by tender. Interested parties should submit the tender form attached on or before 12:00 noon Monday 30th June 2025.

TENURE

The land is offered to let on a three year Farm Business Tenancy.

LOCATION

The holding is set in the picturesque outskirts of Slaithwaite, lying within the Pennine Hills and known for its scenic landscapes.

It is nearby to the M62 motorway connecting the property to the wider service centres of the North. The Scammonden Reservoir is also in the vicinity, providing many opportunities for walks and enjoying the scenery.

1 COPSIDE

Arranged over two floors, the property briefly comprises of an entrance hallway which then leads into the kitchen area, which has all the fitted appliances included such as a cooker, fridge, freezer, dishwasher, washing machine and drier. Then there is a sitting room with features of exposed beams and an electric fire, as well as a downstairs WC with hand basin and free-standing shower.

The first floor has three double bedrooms which follows onto a bathroom which comprises of a WC and a hand basin.

GARDEN AND GROUNDS

Externally the property benefits from a small rear and front garden with off street parking and yard space.

LAND

The holding benefits from 11.04 acres (4.47 Hectares) of grassland which is subdivided into parcels both around the property and opposite the property. The boundaries consist of stone wall as well as wire and post fencing. Access into the fields is from either side of the road.



FARM BUILDINGS

Within close proximity to the dwelling there is a surfaced farmyard and a range of modern farm buildings of mixed construction.

DESIGNATIONS

The property is a Grade II listed building.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property is transacted by two public footpaths. Payments in respect of easements and wayleaves are to be retained by the landlord.

HEALTH AND SAFETY

Please take care when inspecting the property and be as vigilant as possible for your own personal safety.

VIEWINGS

Viewings by appointment only, please contact the letting agents on - 01423 707879

DIRECTIONS

From the Rose and Crown Pub, Slaithwaite proceed north on Marsden Lane take the first left onto Cop Hill Side, in 100 metres the property is on the right

WHAT3WORDS

///overt.finer.flock

COUNCIL TAX AND RATES

Council Tax Band C



Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

Harrogate Rural – 01423 707879

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INTERNATIONAL REAL ESTATE



Our Ref:
Your Ref:

Carter Jonas

**1 COPSIDE, SLATHWAITE, HD7 5XA
TO LET ON A THREE YEAR FARM BUSINESS TENANCY
BY INFORMAL TENDER**

TENDER FORM AND CONDITIONS OF LETTING

Offers should be submitted to the Letting Agent (Ruby Wilkinson) no later than
12:00 NOON on MONDAY 30th JUNE 2025
by email or post.

It is recommended that you contact the receiving office to ensure that your offer has been received prior to the closing date and time.

Your attention is drawn to the following Conditions of Letting:

- 1) All offers will be based on the Letting Particulars (or as may be varied by any further information which may be notified) and will be subject to contract under tenancy.
- 2) All offers are to be based on the proposed Farm Business Tenancy. An example agreement is available via email upon request (or as may be varied by any further information which may be notified) and will be subject to contract under tenancy.
- 3) All offers are to be expressed as a specific annual sum (annual rent) and shall be stated in Pounds Sterling. It is recommended to submit an uneven figure in order to avoid identical bids
- 4) The name and address of your solicitor / agent who will deal with the contract (if necessary) should be supplied and the successful Offeror will be expected to complete contracts within 7 days of acceptance, with the commencement date to be 1st August 2025.
- 5) Offers will be reported to the Landlord immediately and we endeavour to respond to you as soon as possible confirming our client's decision.
- 6) The Landlord does not undertake to accept the highest or indeed any offer.
- 7) Offers submitted by email should be submitted under the subject "LETTING OF 1 COPSIDE, SLATHWAITE"
- 8) Offers submitted by post should be within a sealed envelope with "LETTING OF 1 COPSIDE, SLATHWAITE" written in the top left hand corner.

Offers should be completed and submitted on the form attached overleaf.

