TAPP
CHARTERED SURVEYORS

THE SITE OF TROYDALE GARAGE
TROYDALE LANE
PUDSEY
LEEDS
LS28 9LD

FOR SALE

LAND WITH RESIDENTIAL PLANNING PERMISSION OFFERED WITH FULL VACANT POSSESSION

A SITE OF 0.65 ACRES WITH FULL PLANNING PERMISSION FOR 5 UNIQUELY DESIGNED COURTYARD HOUSES

- **SEMI RURAL SETTING**
- **PUDSEY RURAL FRINGE LOCATION**
- **SITE OF 0.65 OF AN ACRE (0.26 OF A HECTARE)**
- **FULL PLANNING CONSENT – DECISION DATE 16/01/19**
- **FOR SALE WITH FULL VACANT POSESSION**
- **DETAILED PLANS AND FULL INFORMATION AVAILABLE UPON REQUEST**

4 Park Place Leeds LS1 2RU
0113 243 0920
www.tappcs.co.uk

RICS

Regulated by RICS

INTRODUCTION

We are pleased to offer this 0.65 acre site with planning permission for five new dwellings.

LEEDS & PUDSEY

Leeds lies to the north of the intersection of the M1 and M62 motorways and benefits from the M621- a dedicated motorway loop that runs to the south of the city centre from junction 27 of the M62 to junction 43 of the M1.

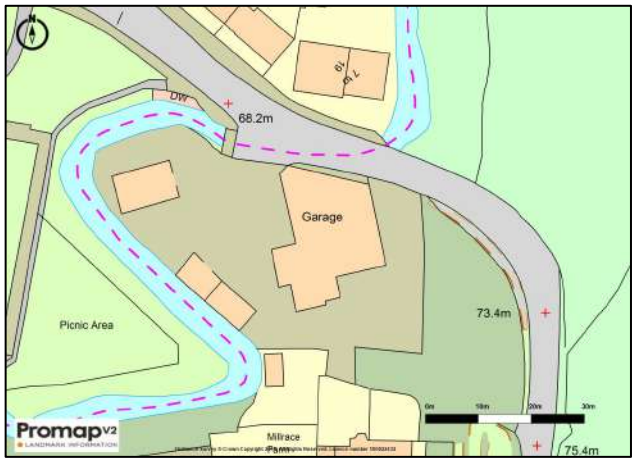
The subject site is situated in Pudsey and which lies approximately six miles west of Leeds city centre. Pudsey benefits from being just to the south of the Leeds Outer Ring Road as well as having a vibrant commercial centre.

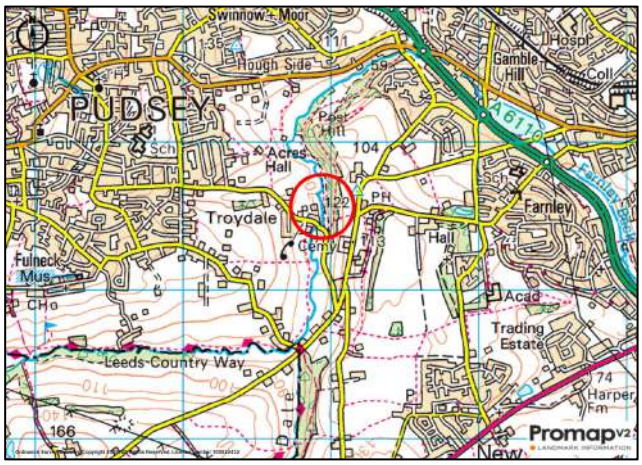
LOCATION

Troydale Lane runs from Pudsey centre to the west to Tong Road to the south.

The subject lies approximately halfway along Troydale Lane, in the small settlement known as Troydale. It is primarily made up of mid twentieth century housing to the west of the site with a modern estate, built by Barratt, just to the north.

The site can be identified at the turn of Troydale Lane by our For Sale signs and on the attached plans.





DESCRIPTION

The site being offered for sale is approximately of rectangular shape and can be seen to have two main areas. To the north and west is a flat section with frontage to both Pudsey Beck and Troydale Lane. A second part to the south west slopes up adjacent to Troydale Road. The southern boundary of the site abuts two third party ownerships.

The first part of the site, as we have described above, houses the remains of the former local mill's workshops. They have, however, primarily been used by our client for the last 30 years for motor vehicle repairs.

In the centre is a single storey stone building offering a combination of workshops and stores. Totaling approximately 380 sq m (4,090 sq ft). To the west and in the curvature of Pudsey Beck is an open sided metal framed shelter of 79 sq m (850 sq ft).

Finally, just to the south of this there is a row of old garages with an area of 77 sq m (830 sq ft). None of these buildings are to be retained under the current planning permission. The site will be sold as seen with demolition the responsibility of the purchaser.

The site has a total area of 0.65 acres. According to the site plan which gained consent, the main developable area in the centre of the larger ownership measures approximately 0.3 acres.

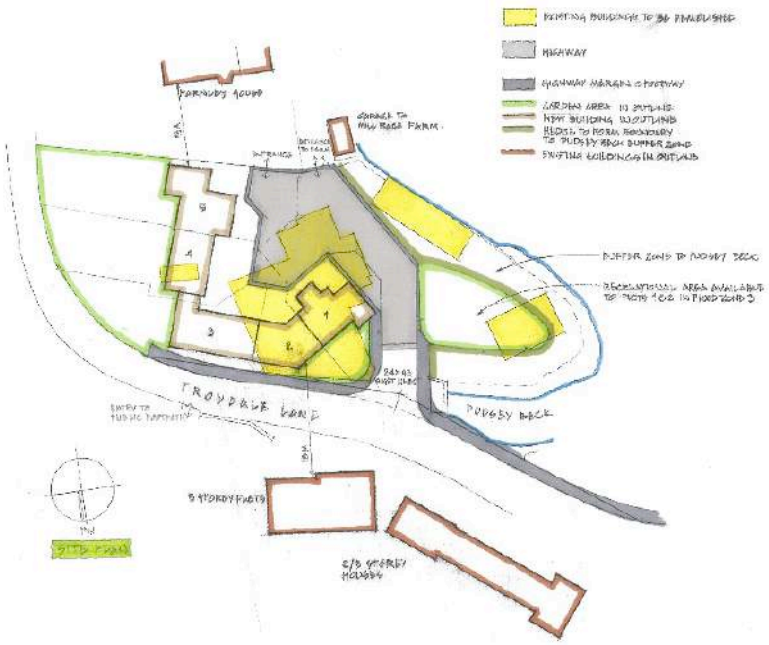
PLANNING PERMISSION

Planning permission was granted on the site on 16 January 2019 under Application Number 18/05637/FU.

The consent is for five new dwellings off an access road which additionally serves the separate ownerships to the south.

The houses are all two storey and are designed in an L-shaped courtyard arrangement as detailed below.

Interested parties should view the consent on the Leeds City Council planning website.



DEVELOPABLE ACCOMMODATION

In brief, the planning consent provides for the construction of houses with the following approximate areas:

DESCRIPTION	AREA (SQ M)	TOTAL (SQ M)	TOTAL (SQ FT)
Unit 1			
Ground floor	40.25		
First floor	48.75	89.0	958
Unit 2			
Ground floor	26.48		
First floor	44.48		
Second floor	44.48	115.44	1,243
Unit 3			
Ground floor	59.4		
First floor	77.4	136.8	1,473
Unit 4			
Ground floor	57.0		
First floor	63.9	120.9	1,301
Unit 5			
Ground floor	47.79		
First floor	69.33	117.12	1,261
TOTAL	**579.26**	**579.26**	**6,236**

TENURE

We understand that the site is held Freehold by our client. They have advised us that it is not affected by any unusual covenants, charges or easements.

TERMS

The site will be sold with full vacant possession and with the benefit of the recent planning consent. Offers are invited on a subject to contract only basis for the sale.

VIEWING AND FURTHER INFORMATION

The site can be inspected without accompaniment but following notification of our office. For further information, or to discuss its purchase please contact:
Tapp Chartered Surveyors on **0113 243 0920**

SUBJECT TO CONTRACT
Details prepared April 2019

IMPORTANT NOTICE (Misrepresentation Act 1967)

Tapp Chartered Surveyors and any other selling or letting agents of the property for themselves, the vendors or the landlords of the property described herein, give notice that:-

1. Prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order. Also, prospective purchasers or tenants should make all necessary enquiries with Tapp Chartered Surveyors or other agents of the vendor / landlord and with all relevant professional advisors and all other appropriate authorities and other relevant bodies.

2. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.

3. In making an offer, prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries.

4. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or tenants to identify the property. The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans or photographs or drawings are not intended to depict the exact interest to be disposed of.

5. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers or tenants are strongly advised to arrange for full structural and if appropriate an environmental survey of the property by a professionally qualified person.

6. Any photograph or drawings of the relevant property or part thereof or the neighbouring area may not depict the property or the neighbouring area at the date a prospective purchaser or tenant inspects the brochure. Prospective purchasers or tenants are strongly advised to inspect the property and neighbouring area.

7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor or landlord are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor or the landlord and a purchaser or tenant.

8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.