TAPP
CHARTERED SURVEYORS

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LAND BEING PART OF GREENCROFT WORKS KIRK LANE YEADON LS19 7LX

FOR SALE

LAND WITH RESIDENTIAL PLANNING PERMISSION

8 UNITS – 2 TERRACES OF 3 & 4 UNITS AND 1 DETACHED

- **URBAN LOCATION CLOSE TO YEADON TOWN CENTRE**
- **DISCRETE POSITION SET BACK FROM MAIN ROAD**
- **SITE OF 0.64 ACRES (0.23 HECTARES)**
- **FOR SALE WITH FULL VACANT POSSESSION**
- **DETAILED PLANS AND INFORMATION AVAILABLE UPON REQUEST**

RICS

15 Park Place Leeds LS1 2SJ
TELEPHONE 0113 243 0920 WEB www.tappcs.co.uk

INTRODUCTION

We are pleased to offer this 0.64 acre site with planning permission for eight new dwellings.

LEEDS

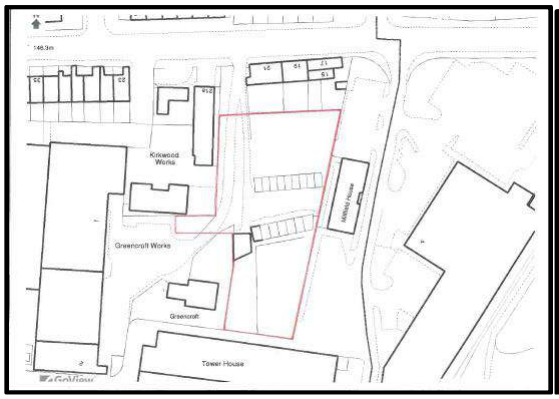
Leeds lies to the north of the intersection of the M1 and M62 motorways and benefits from the M621- a dedicated motorway loop that runs to the south of the city centre from junction 27 of the M62 to junction 43 of the M1.

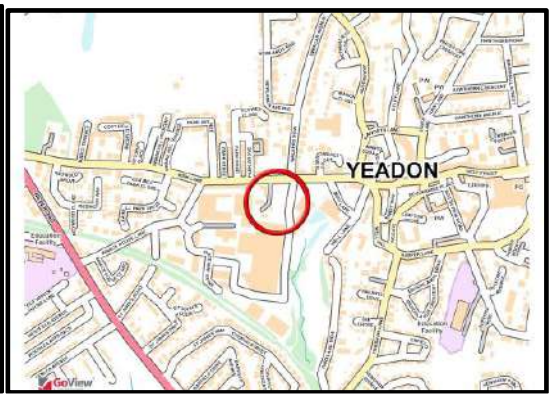
The site lies in Yeadon – formerly a town in its own right but now part of the larger built Leeds conurbation. Yeadon is home to Leeds Bradford airport which is situated on the rural fringe just to the east. The town centre benefits from a built-up area with good service provision and specifically along its High Street which is anchored by a Morrisons supermarket and supplemented by a range of secondary and local traders.

LOCATION

Kirk Lane runs approximately east to west from New Road - the A65 between Leeds and Ilkley - and Yeadon town centre to the east.

The subject lies approximately halfway along Kirk Lane and on its southern side. It can be identified by our For Sale sign and on the attached plans.





DESCRIPTION

The site being offered for sale is approximately rectangular in shape and slopes gradually upwards to the south east. The site is currently roughly grassed with two rows of domestic garages in the centre. The site will be sold as seen with demolition down to the purchaser.

PLANNING

Planning permission was passed on 12 September 2017 for eight modern houses with a new spine road leading from Kirk Lane into the site. Immediately to the east will be a terrace of four new houses. Beyond this, to the south will be a single detached dwelling. Finally, to the south are three further dwellings in a terrace.

ACCOMMODATION

The accommodation can be summarised as follows:

DESCRIPTION	NUMBER OF HOUSES	AREA (SQ M)	AREA (SQ FT)
Two bedroomed terrace/semis	7	92.07	991
Four bedroomed detached house	1	101.73	1,095
TOTAL	**8**	**193.80**	**2,086**

TENURE AND TERMS

We understand that the site is held Freehold by our client and is offered for sale with vacant possession. Offers are invited on a subject to contract only basis for the sale of the site in excess of £400,000.

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 June 2018

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.