

FOR SALE
EXTENSIVE DEVELOPMENT SITE

Eddisons



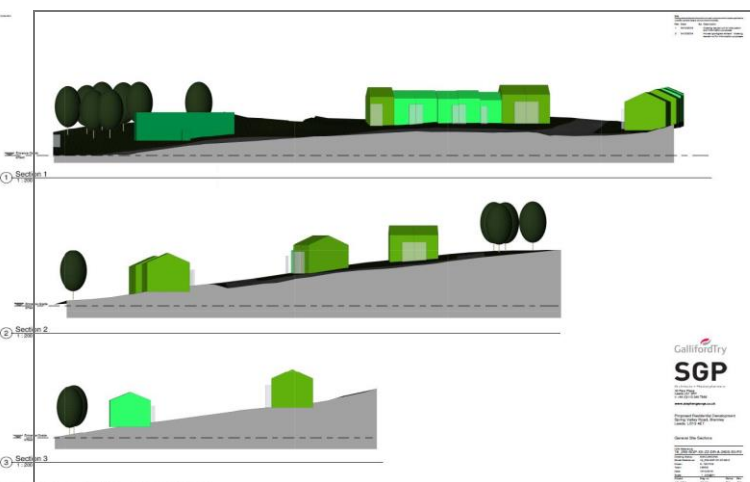
LAND AT HOUGH END LANE/SPRING VALLEY ESTATE, BRAMLEY, LEEDS, LS13 4ET

PRICE – OFFERS IN EXCESS OF £500,000

- Well established location.
- Previous outline planning permission for residential development for up to 36 units.
- Close to Bramley and all amenities.
- Suitable for a variety of uses including industrial (STP).

AVAILABLE SPACE

0.95 Hectares (2.35 Acres)



LOCATION

The site is conveniently located to the east of Spring Valley Estate, just off the Ring Road A6110 and south of Stanningley By Pass (A647).

The property benefits from excellent road communications with the M621 (accessible via the Ring Road) 2.5 miles distant.

Bramley train station is less than a mile in distance.

DESCRIPTION

The property comprises a site of approximately 2.35 acres (0.95 hectares) which is in part elevated.

The land is accessed from Spring Valley Estate. To the south of the site is a light industrial unit and to the east is a residential estate.

The site is ideal for a variety of development angles and has previously enjoyed planning for residential.

Part of the site is currently used for commercial purposes.



PLANNING

A former planning permission for residential development of up to 36 units (planning reference 18/03288/OT) has lapsed.

Interested parties should make their own enquiries to the Leeds Council Planning Department.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Freehold and offered with vacant possession.

Price – offers in excess of £500,000.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
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SUBJECT TO CONTRACT
 FILE REF / 731.4386A (163008)

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