

FOR SALE VIA SDL AUCTIONS
SUPERB 5 BED FARMHOUSE
WITH DEVELOPMENT POTENTIAL

Eddisons

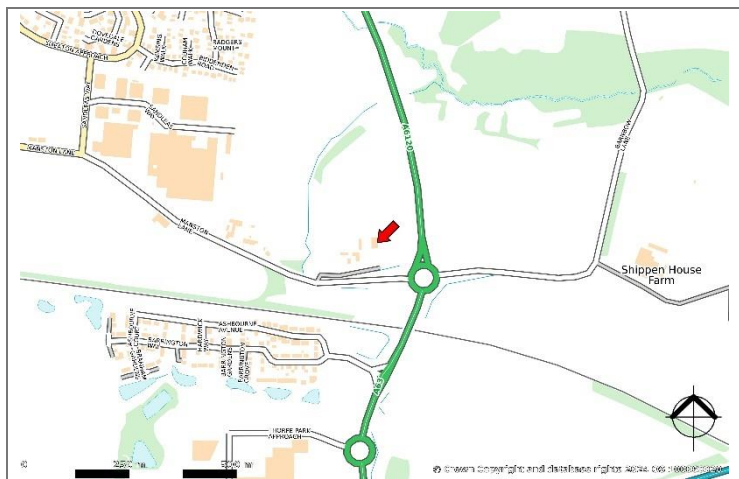


LAZENCROFT FARM, MANSTON LANE, LEEDS, LS15 8AD

GUIDE PRICE OF IN EXCESS OF £550,000

- Extensive Grade II Listed 5 bedroom farmhouse with landscaped gardens/patio area. **AVAILABLE SPACE** 368.55m² (3,967sq ft)
- Development potential being on c0.8 acres.
- Not to be sold to any existing day care operators.
- To be sold in auction on 30 May 2024 via SDL Auctions –

https://www.sdlauctions.co.uk/property/202404101135sq_wb5b/redirect/



LOCATION

The property is located just off Manston Lane near Manston Lane Roundabout and the A6120/East Leeds Orbital Road.

The premises are approximately 6 miles east of Leeds city centre and less than 1 mile north of Thorpe Park, Leeds and junction 46 of the M1 motorway.

DESCRIPTION

The property comprises a two storey clad former dwelling under a pitched slate roof.

Internally the premises benefit from 5 double bedrooms with 4 being en-suite, spacious and modern kitchen, pool room, lounge, dining room, office as well as a spacious workshop and double car garage.

The property benefits from architectural merits such as exposed beams and brickwork throughout.

Overall the property comprises an approximate GIA of 3,967sq.ft.

Externally the premises benefits from a front and rear landscaped garden and rear patio.

PLANNING

The property does have approved planning for change of use and extension of farmhouse and grounds to a day nursery for 132 children – planning ref 21/05726/FU.

Please note that the building is not available to be sold to a day care operator.

COUNCIL TAX BAND

Annexe at Lazencroft Farm

Band / A

Lazencroft Farm

Band / E

EPC

An EPC has been commissioned.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available freehold with full vacant possession.

Guide price of in excess of £550,000 exclusive to be sold in SDL auction on 30 May 2024.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons

Tel / 01274 734101

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Email / andrew.parker@sdlauctions.co.uk

SUBJECT TO CONTRACT

FILE REF / 731

For more information, visit eddisons.com

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