

MIXED USE DEVELOPMENT OPPORTUNITY

- Mixed Use Development Opportunity
- Central Horsforth
- Planning Consent for 8 dwellings plus existing commercial unit
- 0.41 Acre (0.16 Hectares) Site Area



FOR SALE

**62 Town Street, Horsforth
Leeds
LS18 4AP**

**Offers in excess of
£1,000,000**

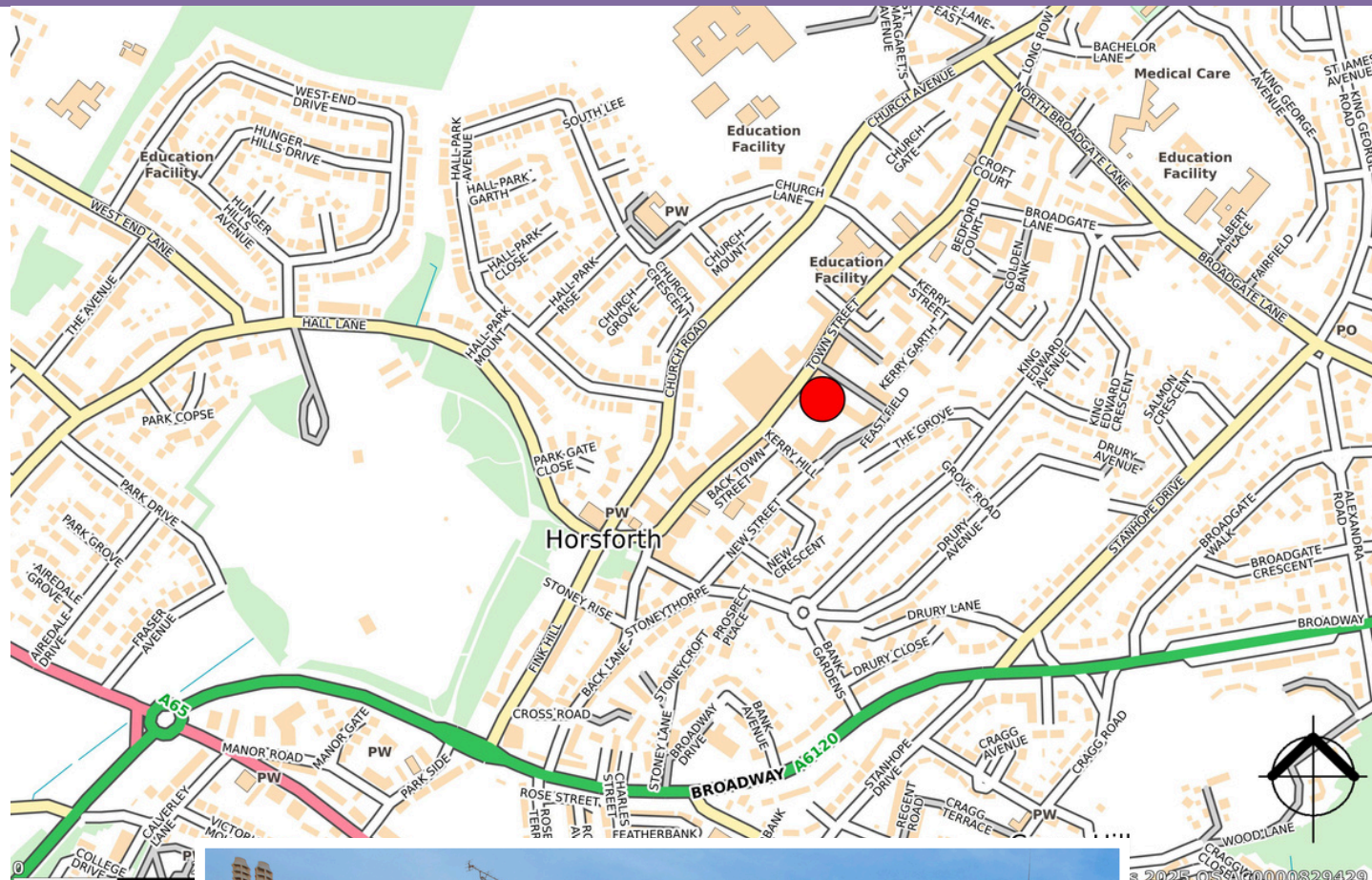


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LOCATION

Centrally located on the bustling Town Street in Horsforth, a superb location close to the stunning Hall Park and in the heart of this vibrant community. Horsforth Town Street boasts an abundance of amenities, including Morrisons supermarket, a range of independent shops and top quality restaurants, such as Bavette, Forde & Pranzo. In addition it is home to a monthly farmer's market, the library, cafes, shops and plenty more. The development is ideally located for excellent local schools and sporting facilities, including gyms, the golf club, rugby club, skate park and cricket green.

For commuters, Horsforth Train Station is located just a mile away from this development and provides regular services to Leeds, York and Harrogate. Kirkstall Forge Train Station is located just down the A65 and offers further convenient access into Leeds (8 mins) and surrounding areas. The Outer Ring Road and the A65 are nearby and provide main road links to Leeds, Bradford, York and Harrogate. Leeds-Bradford Airport is approximately 3.5 miles away.



SITE PLAN

- The property has an approximate site area of 0.41 Acre (0.16 Hectare).
- Comprising of the former Lamberts Bar and Cook House, Feast Field Private Car Park and rear courtyard and turfed verge area.



OPPORTUNITY

Rare to the market! An opportunity to restore this imposing two storey stone building fronting Horsforth Town Street and create 7 new dwellings to the rear!

The planning consent provides for the current building to be retained with commercial premises to the ground floor and a superb three bedroom apartment to the first floor with attractive rear South facing terrace. The car park to the rear and former beer garden has consent to be re-developed and create 7 new dwellings with parking.

The new dwellings are to be:

- Impressive triplex apartment boasting three generous bedrooms, double garage, magnificent roof terrace, gym and sauna
- One bedroom, ground floor apartment
- 5 No. three storey, three bedroom townhouses with parking and ground floor bike store

Planning consent was obtained July 2024
(Reference – 24/04105/FU)





PROPOSED ELEVATION IMAGES

Indicative elevation sketches to provide an insight into the opportunity potential.





EXISTING COMMERCIAL FLOOR PLAN

Room sizes for indicative marketing purposes only and should not be relied upon by interested parties.





EPC

The property currently benefits from an EPC rating of D-82.

VAT

All prices, premiums and rents are quoted exclusive of VAT, which is applicable at the prevailing rate.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

We are inviting offers in excess £1,000,000 for this unique opportunity.

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**FOR FURTHER INFORMATION OR TO
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