

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**

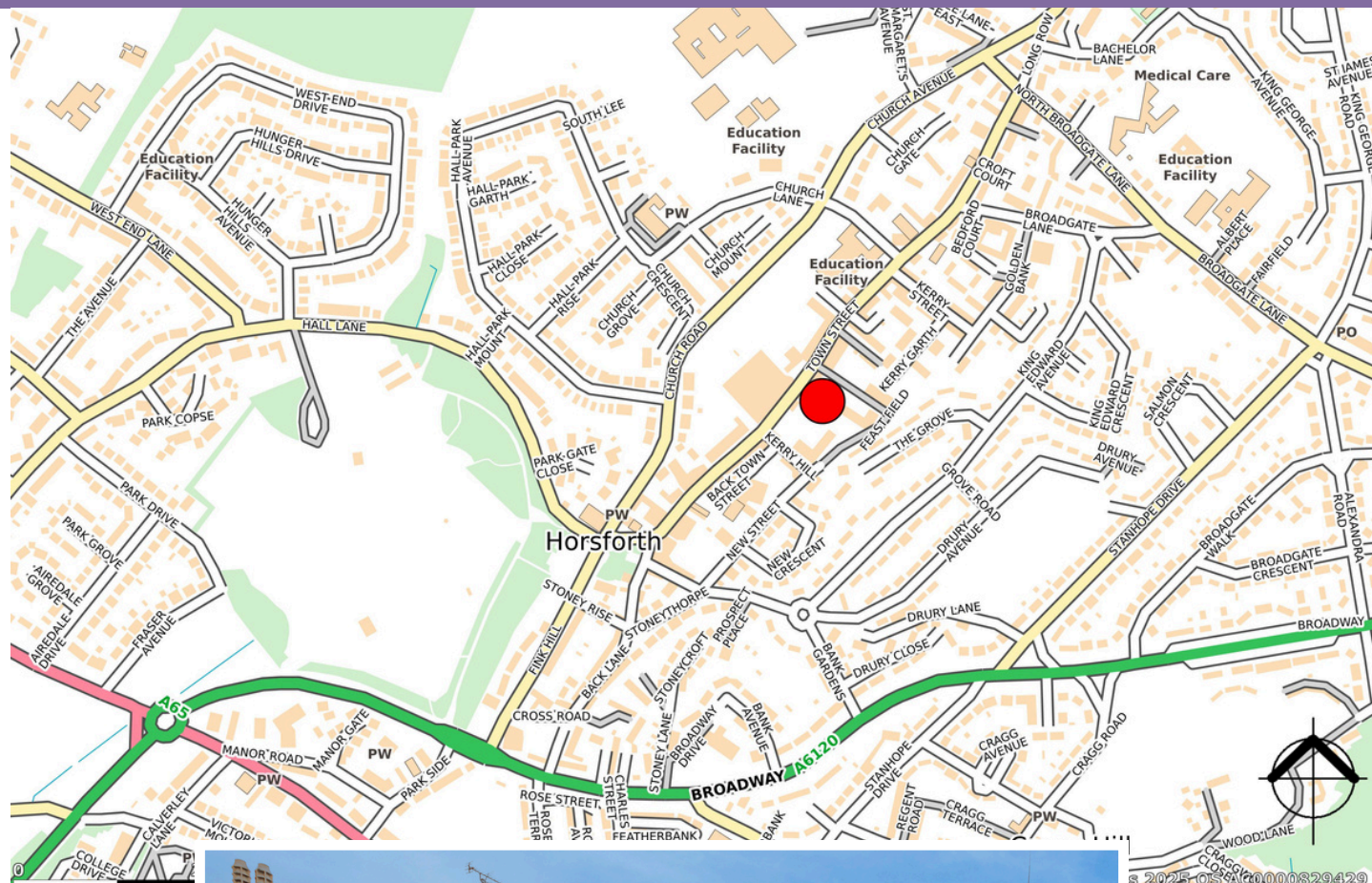


**commercial@adairpaxton.co.uk
0113 239 5770 (Ext 2)**

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 granted April 2025
(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.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013.

Adair Paxton and any joint agent on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Adair Paxton in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Adair Paxton nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Adair Paxton, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) No person employed by Adair Paxton has any authority to make or give any representation or warranty in relation to this property. (5) VAT: The VAT position relating to the property may change without notice. (6) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Adair Paxton may be required to establish the identity and source of funds of all parties to property transactions. The date of this publication is May 2025.

**FOR FURTHER INFORMATION OR TO
ARRANGE A VIEWING, PLEASE CONTACT:**



Will Tomlin

will.tomlin@adairpaxton.co.uk

0113 239 5776



Alfie Stevens-Neale

alfie@adairpaxton.co.uk

0113 239 5778

.....
For all other commercial enquiries:

commercial@adairpaxton.co.uk

www.adairpaxton.co.uk

0113 239 5770

Adair Paxton EST 1859
Property Specialists ■ ■ ■ ■