

Bartle & Son

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LEEDS CITY CENTRE - 5 MILES
A rare opportunity of a development project.



RESIDENTIAL CONVERSION PROJECT
FOXHILL FOLD, TONG ROAD
FARNLEY, LEEDS (LS12 5EP nearby)

A significant former farm building on a footprint of 204 sq m (2,200 sq ft) and set in a paddock of about 3.34 acres, ideal for equestrian or amenity use of good size, in a rural location close to the Leeds south west outskirts and Farnley.

New PRICE REGION: £390,000

Additional land about 3½ acres available – **PRICE REGION £55,000**

Property ref: BR/2560

Viewing by appointment with the Agent

Tel: 01937 835303

www.bartles.co.uk

RESIDENTIAL CONVERSION, FOXHILL FOLD

SITUATION

The property is located to the south west of the outskirts of Leeds off Tong Road. The road heads towards Tong village, leading towards pleasant countryside with an enjoyable and a species diverse rural location with 'treescape' beyond of considerable appeal yet close to the existing residential area and amenities offered in the city with convenient access to Ring Road, Farnley A6110. This gives ready access to the city and M621 Motorway access points, while westwards to Pudsey, Bradford and north Leeds. Local amenities are available pretty immediately within the Tong Road, Farnley junction parade of shops and services. Access is derived from Tong Road and is well formed, arising hard surfaced into the curtilage of the barn.

DESCRIPTION

The Fold was built approximately 25 years ago in the regular style of steel portal frame and fibre cement roof with steel profile sheet over concrete blockwork to sides. The building was subsequently used a stables complex. A split-level concrete floor was installed originally and subsequently has had some internal block walls added to first floor level.

It is understood that internal reconstruction is confined to a single storey to the western end in view of available clearance to roof level above. The configuration provides for approximately 263m² or 2,830 sq ft gross internal.



ACCOMMODATION

The approved indicative plans provide for the conversion and imaginative adaptation of the existing steel framed structure with notably recladding and re-roofing to the exterior of the present structure and with internal walling partly erected, though variations of the internal layout (see below) can be considered without needing fundamental planning approval.

Ground Floor

Entrance to Reception Hall	5.4m x 4.8m	17'6" x 15'8"
Utility	4.5m x 3.7m	14'7" x 12'
Kitchen Dining Hall	8.6m x 4.8m	28' x 15' 7"
Lounge	8.6m x 5.5m	28' x 18'
Bedroom 1 with ensuite wc & shower	4.5m x 3.5m	14'9"x 11'6"
Bedroom 2 with ensuite wc & shower	4.5m x 3.5m	14'9"x 11'6"

First Floor

Stairs to first Floor – corridor to:		
Bedroom 3	4.6m x 3m	15' x 9'9"
Bathroom with WC & shower	4m x 2m (nominal)	13' x 6'
Bedroom 4 Ensuite	4.4m x 4m	14'6" x 13'

OUTSIDE

A decent surfaced access and generous parking space are currently provided to the frontage and the plot extends to the north side to the rear 'garden' area.

By separate negotiation - is a paddock area of about 3.34 acres, currently in grass bordered in part by mature hedging with standard trees to the east side. To the south, a block of woodland 1.55 acres is proposed to be included in the sale with the property claimed subject to Possessory Title.



PLANNING

Planning 'consent' has been obtained under 20/02404/DPD on 17th June 2020 and allowed under the provisions of 'Class Q' of the General Permitted Development Order which provides for 'Change of Use'. This restrains development to fit the existing structure and precisely constraining also the 'curtilage'. Subsequently an application (21/00249/COND) to discharge conditions is pending, subject to provision of more detail and awaiting a site investigation being submitted. Copies of the submitted plans, structural, drainage strategy reports and consent are available for inspection at the Agent's office. It should be noted that it is extremely unlikely that any other form of development or adaptation of the exterior would be contemplated by the Planning Authority in order to comply with current local and national planning guidance.

While the internal layout has been signed off, the arrangement could be adjusted through detailed building regulations approval.

Any extension or change of use to the garden areas would be subject to securing approval in respect of satisfying the Green Belt' policy.

Planning conditions are set out in the decision which provide for re planting of the roadside hedge on an alignment to provide greater visibility and the usual provisions for contamination.

SERVICES

Mains services of water and electric are available on site and gas to the frontage opposite and on the basis of customer providing infrastructure and labour, a connection charge of £523 (September 2020) has been provided. A package treatment is to be provided for foul water which with surface water disposal is to be taken to calculated drainage fields approved subject to formal discharge consent from the Environment Agency. The location is not in any flood risk area (FZ-1).

RESERVATIONS

A public footpath extends across the grass to Tong Road skirting to the east of the yard area.

DIRECTIONS

From A6110 Farnley Ring Road take Tong Road (B6154) westwards and proceed 250m up the hill through traffic lights and 400m beyond find the property on the left hand side identified with the Agents 'for sale' board and opposite Mount Pleasant Farm. The post code LS12 5EW takes you past the property west, to Beulah Farm at the top of the hill.

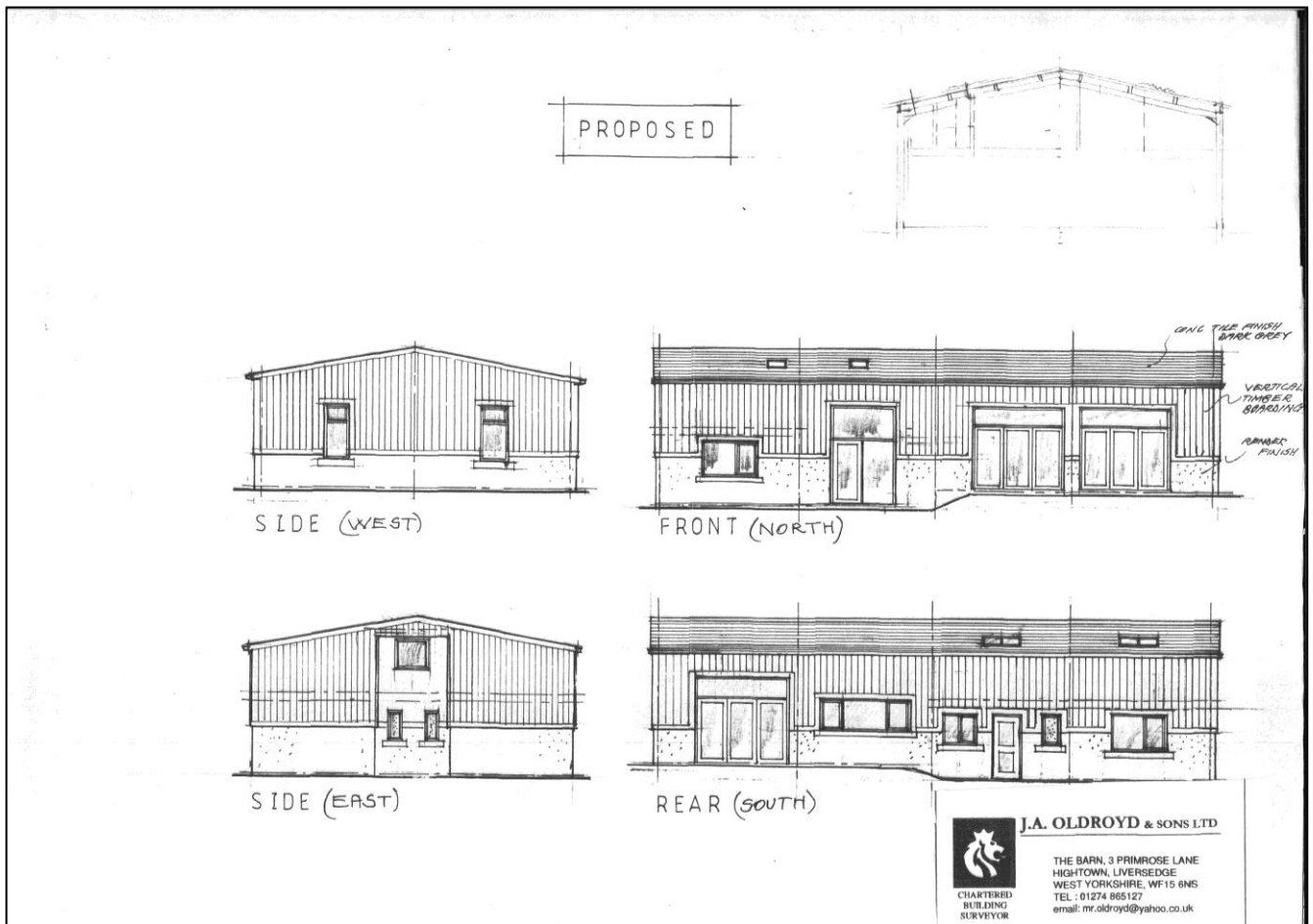
TITLE

The building and 3 acres surrounding are registered under WYK577664. The woodland registration is pending under YY165568. Minerals are excluded.

VIEWING

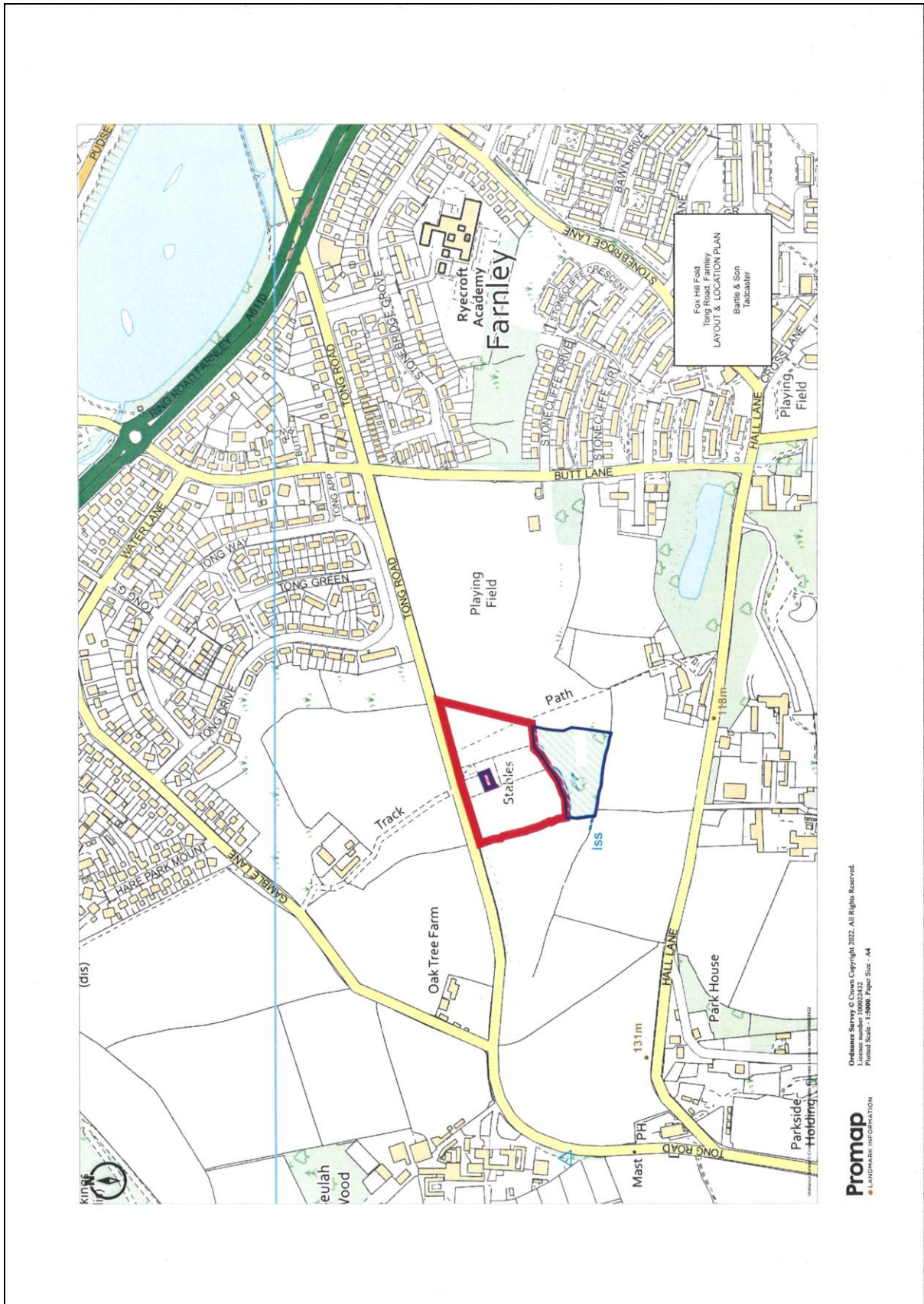
Strictly by Prior Appointment with the Agents. Any site or subsoil investigations may take place only given completion of a form of indemnity available through the Agents.

Plan provided subject to copyright, photo reduced – do not scale



N.B. We try hard to make our sales details accurate and reliable. If there is any point which is of special importance to you, please contact our office and we will be pleased to check the information, particularly if you are contemplating travelling a considerable distance to view this property.

LOCATION & LAYOUT PLAN: Photo Reduced – Do Not Scale



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Ground Floor

PROPOSED LAYOUT

First Floor

**Fox Hill Fold
Tong Road
Leeds**



Nearby postcodes (The Beulah) LS25 5EP & LS12 5EW (Beulah Farm)

For illustration purposes only. Not to scale.

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