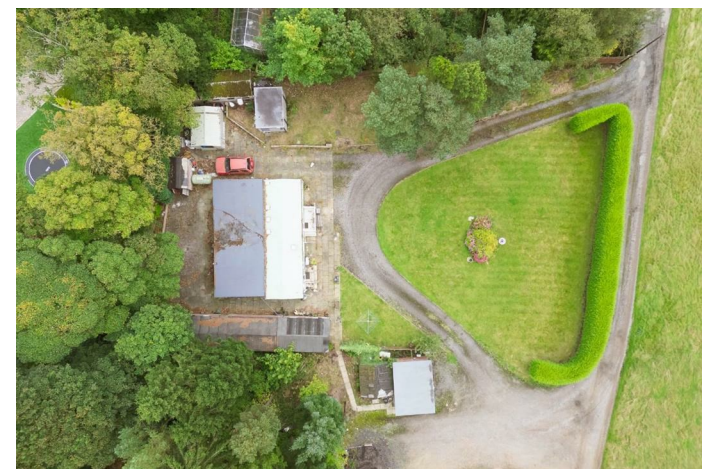




THE POULTRY FARM BAY HORSE LANE

LEEDS, LS17 8SL

£550,000
FREEHOLD

This ample plot of land extends to approximately 0.35 acres, with the added benefit of granted planning, and is situated in a fantastic location. The planning permission grants the demolish the existing dwelling and associated outbuildings, and erection of new dwelling with associated hard and soft landscaping

MONROE

SELLERS OF THE FINEST HOMES

THE POULTRY FARM BAY HORSE

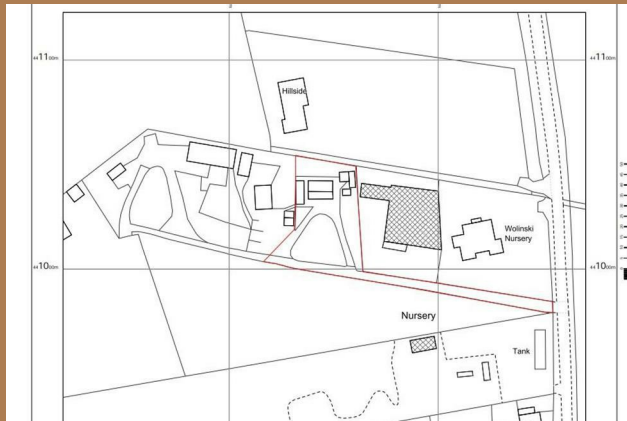
- LAND WITH PLANNING GRANTED • SITUATED OFF OF LING-LANE • SOUGHT-AFTER LOCATION • PRIVATE SETTING • 0.35 ACRE PLOT • ONE-OFF OPPORTUNITY • DRAWINGS AVAILABLE FOR A 1700 SQFT BUNGALOW

An individual building plot, of approximately 0.35 acres, with full planning permission to demolish current buildings and to erect a new dwelling (planning application number 24/01903/FU)

The current drawings offer a bungalow in excess of 1700 sqft, which accommodates an open-plan, kitchen-living-diner, two bedrooms both with en suites, a utility room and W.C.

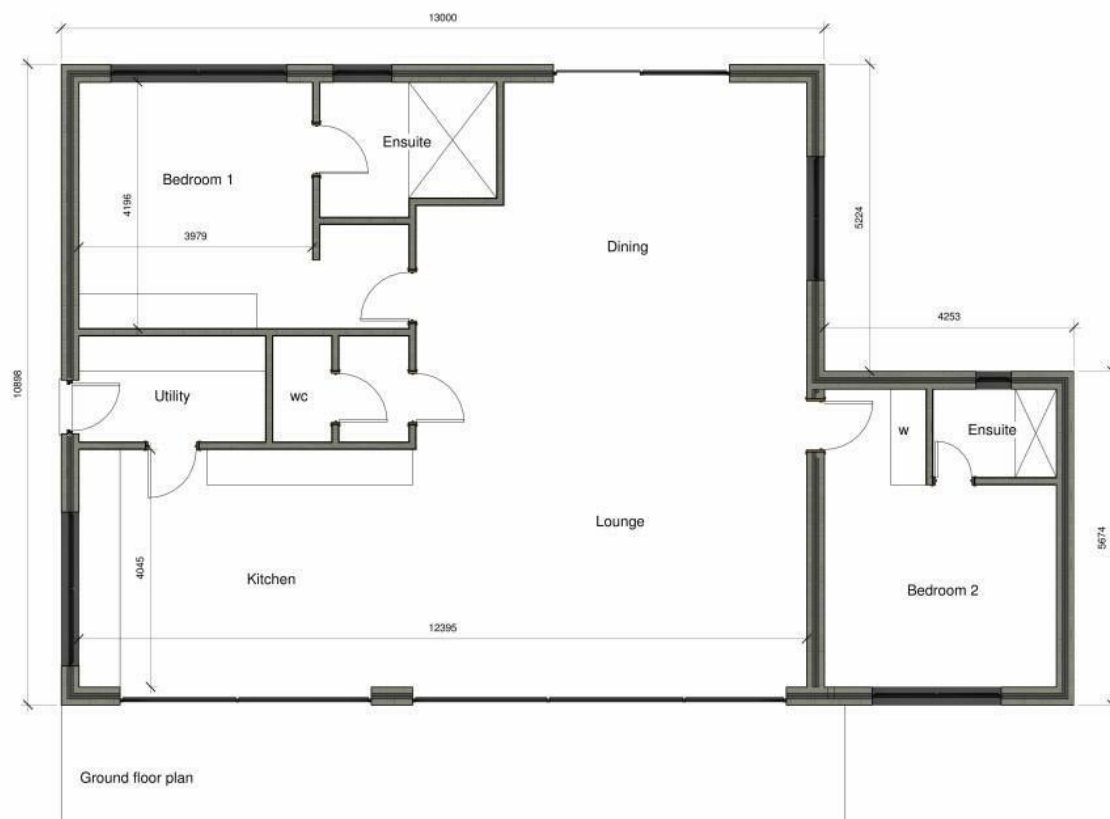
Bay Horse Lane is situated off of the highly sought-after Ling Lane and adjoins to open countryside, therefore the future development will benefit from a fantastic location and enjoy uninterrupted green-belt views.

Despite its tranquil setting, this plot is conveniently located only a 20-minute drive from Leeds City Centre and a 15-minute drive to Wetherby. The renowned Grammar School at Leeds is just a short drive away at Alwoodley Gates as well as numerous golf clubs. Many trendy shops, cafes and restaurants can be found along Street Lane in nearby Roundhay and the market town of Wetherby is also within easy reach and offers a wide range of day-to-day amenities.



THE POULTRY FARM BAY HORSE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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