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Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.



# Stoneacre

## COMMERCIAL

Stoneacre Properties  
184 Harrogate Road  
Leeds  
West Yorkshire  
LS7 4NZ

**0113 237 0999**  
north@stoneacreproperties.co.uk  
www.stoneacreproperties.co.uk



**Stainbeck Lane, Chapel Allerton, LS7 3PJ**

**£1,850,000**

**\*\*\* LAND AND PERIOD PROPERTY WITH DEVELOPMENT POTENTIAL \*\*\*** Unique and rare opportunity to acquire a 0.7 acres prime site including period property that offers substantial residential or commercial development potential (subject to planning consent) set within the heart of Chapel Allerton, a thriving vibrant suburb of North Leeds that has seen phenomenal and exponential growth in recent years.

- **0.7 Acres**
- **Includes Period Property**
- **Central Chapel Allerton**
- **Residential or Commercial Development Potential (Subject to Planning)**

Chapel Allerton enjoys an excellent and eclectic retail mix including specialty shops, and enjoys a vibrant restaurant, café & bar scene which is augmented by its rise to becoming one of the UK's most popular places to live.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ

Telephone: 0113 237 0999 Email: north@stoneacreproperties.co.uk

www.stoneacreproperties.co.uk

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## LOCATION

The land and property is of prime position set within the centre of Chapel Allerton, a thriving vibrant suburb of North Leeds that has seen phenomenal and exponential growth in recent years.

It enjoys an excellent and eclectic retail mix including speciality food shops, gift shops and boutiques together with a vibrant restaurant, cafe & bar scene.

## DESCRIPTION

The subject property comprises 18 bedroomed period property that has been used for multi residential use and is set within a prime site of 0.70 acres.

It falls within the Chapel Allerton conservation area.

The period property is NOT Grade 2 listed by Historic England.

## POTENTIAL USE

0.70 acres prime site with substantial development potential for both residential or commercial use subject to planning consent.

## PRICE

Unconditional Offers of £1,850,000 are invited for the Freehold interest of both the land and property.

Subject to Sale with Vacant Possession.

We are informed that VAT is NOT applicable to this Sale.

## ENERGY PERFORMANCE CERTIFICATE

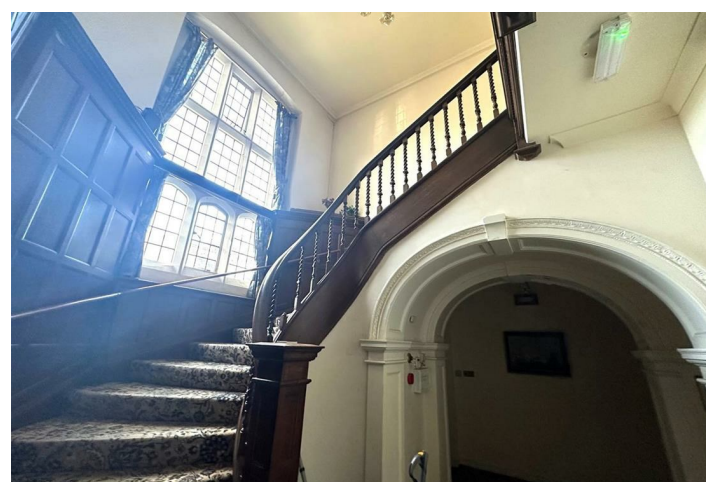
Energy Performance Certificate for this property is:-

0530-0038-7199-8698-0006

Rating D-87

This can be viewed on:-

<https://find-energy-certificate.service.gov.uk>



## VIEWINGS

For further information please contact

Peter Davies or Matthew Stanbridge  
Telephone 0113 237 0999.

Viewings strictly by appointment.

## MISREPRESENTATION ACT

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.

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All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

## MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT.  
Details prepared November 2023.

