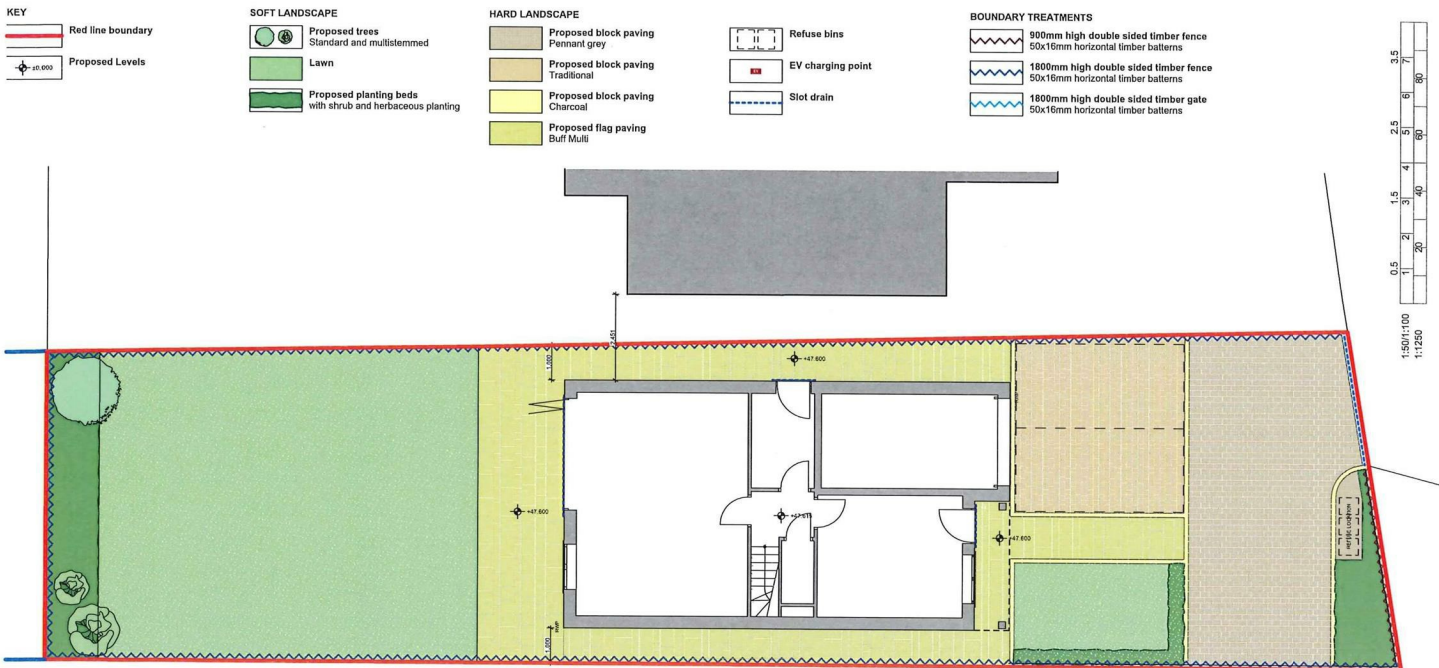


Mike

Dobson



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Revisions

P01	Issued for Comment	28/10/2023
P02	Issued for Planning	20/11/2023
P03	Revised for Planning	20/02/2024

Title
PROPOSED LANDSCAPE PLAN

Project
WINDSOR CLOSE
KIPPAX, LEEDS
LS25 7NU

Client

Drawing No.

project	length	width	type	date	number	rev
WIN - SDS - XX - XX - DR - A					0500	P03

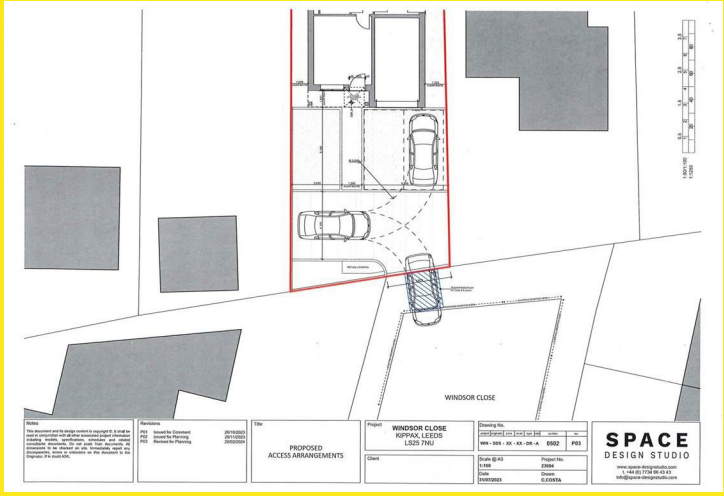
Scale @ A3
1:100

Date
01/08/2023

Project No.
23004

Drawn
C.COSTA

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Revisions

P01	Issued for Comment	28/10/2023
P02	Issued for Planning	20/11/2023
P03	Revised for Planning	20/02/2024

Title
PROPOSED ACCESS ARRANGEMENTS

Project
WINDSOR CLOSE
KIPPAX, LEEDS
LS25 7NU

Client

Drawing No.

project	length	width	type	date	number	rev
WIN - SDS - XX - XX - DR - A					0500	P03

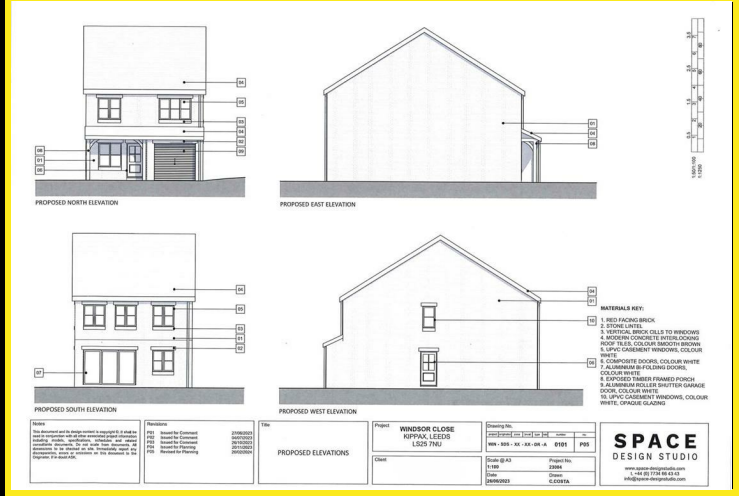
Scale @ A3
1:100

Date
01/08/2023

Project No.
23004

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Revisions

P01	Issued for Comment	28/10/2023
P02	Issued for Planning	20/11/2023
P03	Revised for Planning	20/02/2024

Title
PROPOSED ELEVATIONS

Land Windsor Close
Kippax, Leeds, LS25 7NU

£159,950

Land Windsor Close

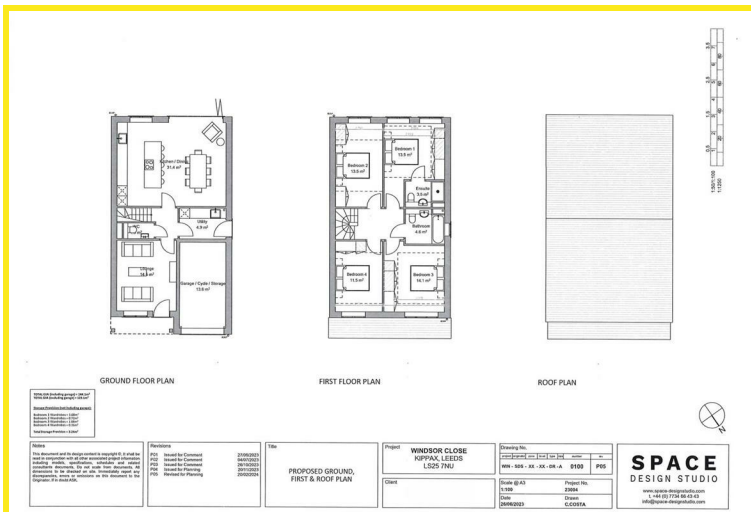
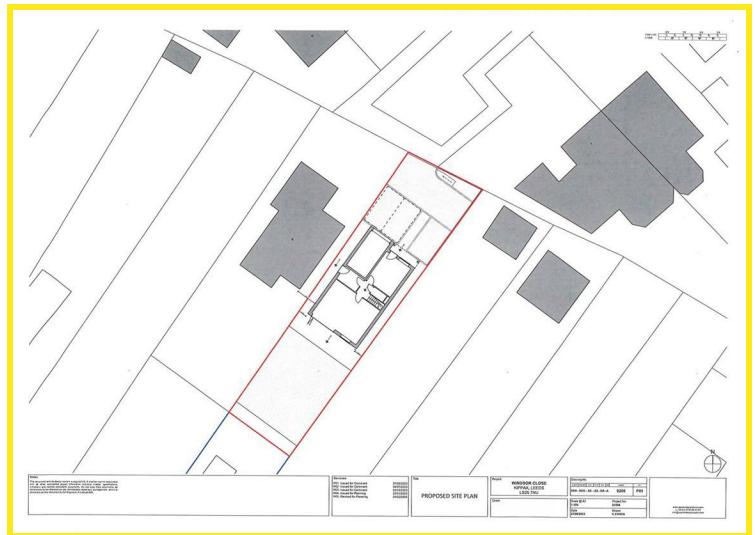
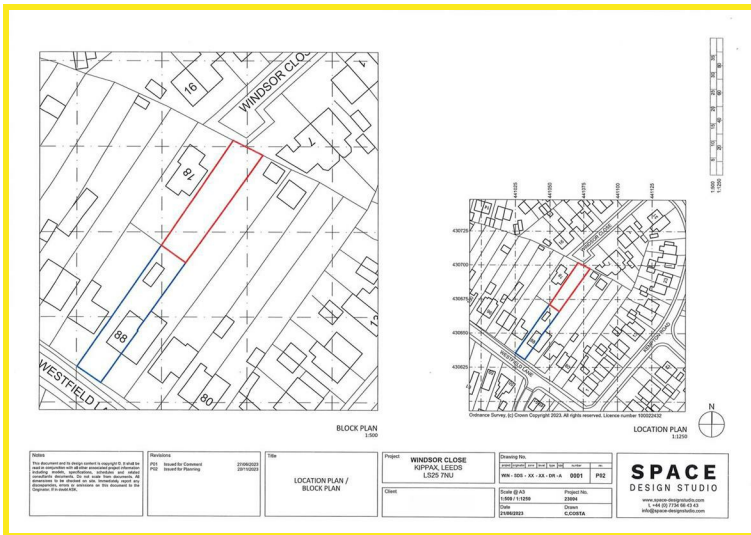
Welcome to Windsor Close, Kippax, Leeds - a prime location for your dream home! This land is a canvas waiting for your masterpiece - with detailed planning permission for a stunning four-bedroom detached house (approx. 1600 sqft). Imagine the possibilities of designing your own home exactly to your taste and needs. The land includes approx. £20,000 worth of building materials on site to include adequate bricks for the build plus insulation and some pipe work.

Convenience is key with two parking spaces and an integral garage, ensuring you never have to worry about parking again. The good location of this property offers easy access to all amenities, schools, and transport links, making it an ideal spot for families or professionals.

Step into the future with a decent rear garden, perfect for relaxing in the sun or hosting gatherings with friends and family. Embrace the opportunity to create a beautiful outdoor space that complements your new home.

Don't miss out on this fantastic opportunity to build your dream home in a sought-after location. Contact us today to turn your vision into reality at Windsor Close!

Plans are available in our office or via Leeds Planning Portal with Planning reference 20/04588/OT.



Floor Plan

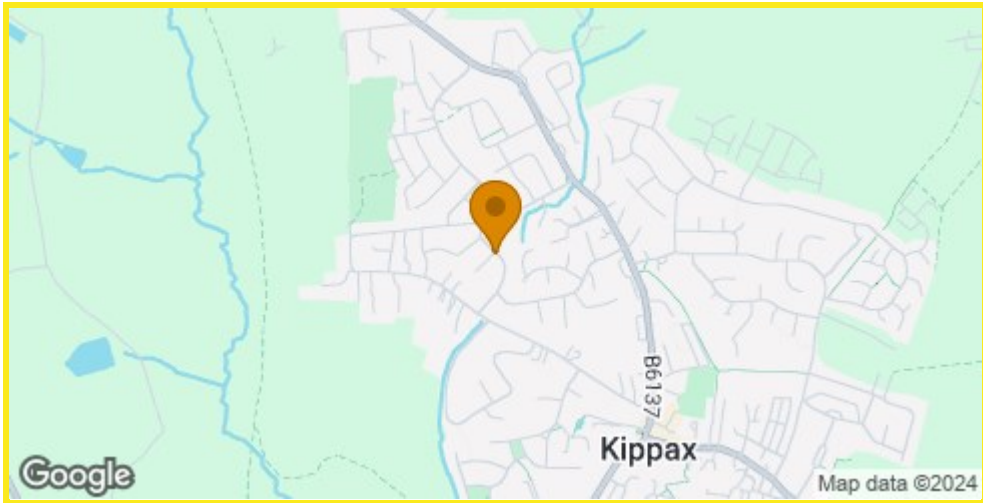
GROUND FLOOR PLAN

FIRST FLOOR PLAN

ROOF PLAN

<p>TOTAL GIA (including garage) = 184.1m² TOTAL GIA (excluding garage) = 129.1m²</p> <p>Storage Provision (not including access): Bedroom 1 Wardrobe = 1.0m² Bedroom 2 Wardrobe = 1.5m² Bedroom 3 Wardrobe = 1.0m² Bedroom 4 Wardrobe = 2.3m² Total Storage Provision = 5.8m²</p>	<p>Revisions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>PD1</td><td>Issued for Comment</td><td>27/06/2023</td></tr> <tr><td>PD2</td><td>Issued for Comment</td><td>04/07/2023</td></tr> <tr><td>PD3</td><td>Issued for Comment</td><td>25/10/2023</td></tr> <tr><td>PD4</td><td>Issued for Planning</td><td>29/11/2023</td></tr> <tr><td>PD5</td><td>Revised for Planning</td><td>20/02/2024</td></tr> </table>	PD1	Issued for Comment	27/06/2023	PD2	Issued for Comment	04/07/2023	PD3	Issued for Comment	25/10/2023	PD4	Issued for Planning	29/11/2023	PD5	Revised for Planning	20/02/2024	<p>Title</p> <p style="text-align: center;">PROPOSED GROUND, FIRST & ROOF PLAN</p>	<p>Project</p> <p style="text-align: center;">WINDSOR CLOSE KIPPAX, LEEDS LS25 7NU</p>	<p>Drawing No.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>project</th> <th>stage</th> <th>level</th> <th>line</th> <th>job</th> <th>number</th> <th>rev.</th> </tr> <tr> <td>WIN - SDS - XX - XX - DR - A</td> <td></td> <td></td> <td></td> <td></td> <td>0100</td> <td>P05</td> </tr> </table>	project	stage	level	line	job	number	rev.	WIN - SDS - XX - XX - DR - A					0100	P05
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Area Map



Energy Efficiency Graph

Directions

From our Kippax office turn left to the mini roundabout taking the third exit right onto Leeds Road, take the first exit left onto Westfield Lane, continue down the hill turning right at the bottom onto Kempton Road, first exit left into Windsor Close where the plot can be found at the very bottom as indicated by the agents board.

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