



Leeds Road, Eccleshill,

£75,000

Land for sale next to 28 Leeds Road, Eccleshill BD2 3BD.

Planning Permission pending for the following:- Demolition of double garage and construction of 2 permeable car spaces, two storey 2-3 bed/4-5 person dwelling on land to the side of 28 Leeds Road with 200% parking, bins recycling area, matching materials, new perimeter infill fencing and planting, extended turning area.



The principle of 1.No new dwelling on the side is accepted. However principally any subsequent application needs to submit appreciate elevation and material details so any harm to the wider built environment can be adequality assessed. Beyond this additional technical inputs are needed to set out existing arboriculture and how harm to this will be minimised. Furthermore amendment will also be required to demonstrate the dwelling would not significantly overlook the adjacent 28 Leeds Road.



Additional details of proposed bins and storage within 25m of Leeds Road would be required, alongside specific planting and landscaping details. If a subsequent application is submitted, it would be expected that the above matters are clearly addressed and accompanied by appropriate supporting third party consultant input as outlined above. Principally however, it is deemed that further information and technical inputs are quired beyond the current level of detail.

The advised is give on an informal basis and will not prejudice the outcome of a formal planning application should one be submitted. A planning application is subject to a public consultation exercise when unforeseen comments may arise which could affect its outcome.

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

