



Residential Development Site at
Upcroft House Farm, Carlton Lane, Guiseley, Leeds, LS20 9NL



Development opportunity for 3 residential barn conversions at Upcroft House Farm, Guiseley

Offers over £900,000

Location

The site lies within Upcroft House Farm which lies less than 1 mile to the north-east of Guiseley and 2 miles south of Otley within the Aireborough parish. Leeds Bradford Airport lies 2 miles to the east and the City of Leeds lies less than 10 miles to the south-east with regular trains from Guiseley.

Description

The site extends to approximately 8.51 acres and comprises:

- A range of traditional stone and modern agricultural buildings used as stabling and loose boxes;
- 1.09 acres of concrete and hardcore yard area (inc. buildings);
- 7.42 acres of amenity pasture land.

Planning consent

Outline planning permission was granted on 23rd November 2022 – Application **Ref: 22/05701/FU** for the conversion of buildings to 3 residential units. Full documentation available from the selling agents.

- Unit 1 – single storey 3 bedroom unit of 102 sq. m (1,098 sq. ft)
- Unit 2 – single storey 3 bedroom unit of 174 sq. m (1,873 sq. ft)
- Unit 3 – two storey 2 bedroom detached unit of 105 sq. m (1,130 sq. ft)

Services

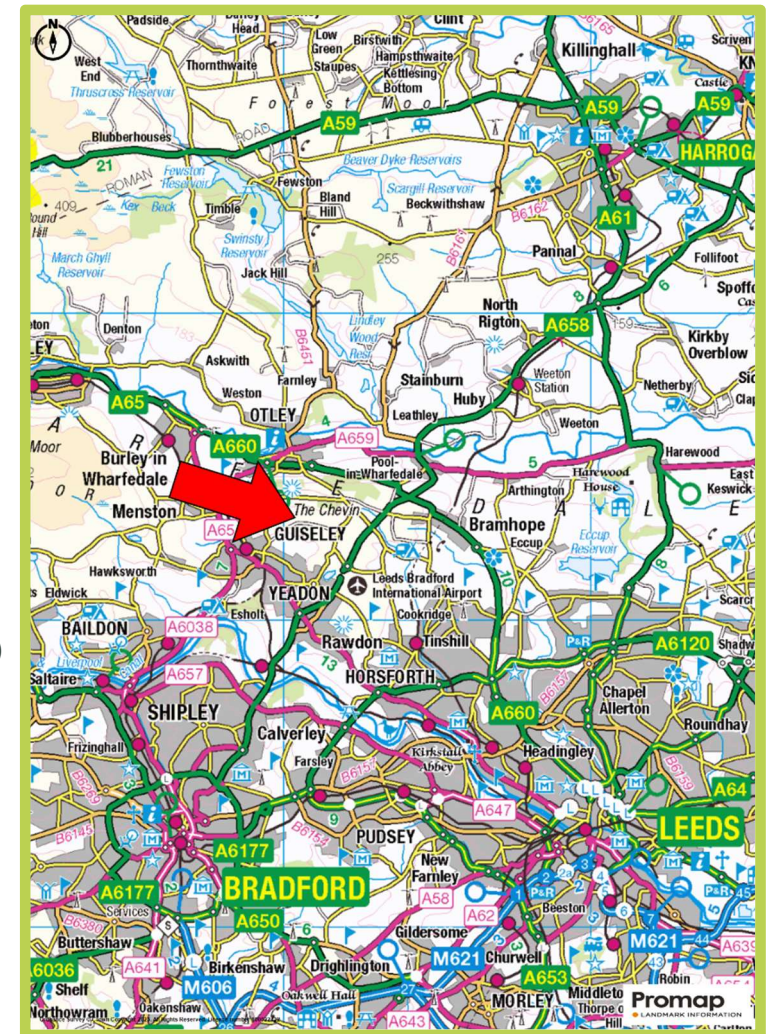
Services are available on the site and it is currently proposed that each unit will have an air source heat pump as the primary source of heating.

Tenure

Freehold with vacant possession on completion.

Wayleaves and Easements

None known.



Rights of Way

The site is to have a right of access for all purposes over the farm drive from Carlton Lane with maintenance according to the number of dwellings using it.

Viewing

By permit from the Agents only. Please note if you have downloaded these particulars from our website you must contact the office to register or you will not be included on further mailings regarding this sale. Please also register at www.stephenson.co.uk for regular email updates for this property and other available properties.

Local Authority

Leeds City Council, 44-48 The Headrow, Leeds, LS1 2RP
t: 0113 222 4444

VAT

Any price quoted or discussed is exclusive of VAT. In the event that the sale of the property becomes a chargeable supply for VAT, such tax will be payable by the purchaser and is additional to the purchase price.

Method of Sale

The property is offered for sale by private treaty. The Vendor reserves the right to conclude the sale by any means.

Guide Price

Offers over £900,000.

Anti-Money Laundering Regulation

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Vendor's Solicitor

Raworths LLP Solicitors, Eton House, 89 Station Parade, Harrogate, HG1 1HF
t: 01423 566666
e: sam.jenner@raworths.co.uk

Agent Contact

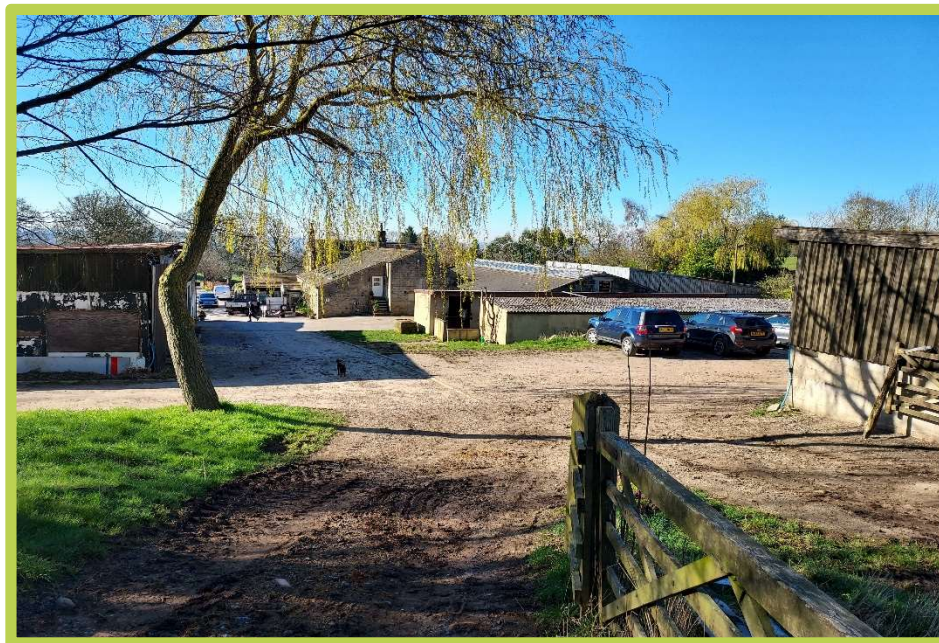
Stephensons Rural, York Auction Centre, Murton, York YO19 5GF

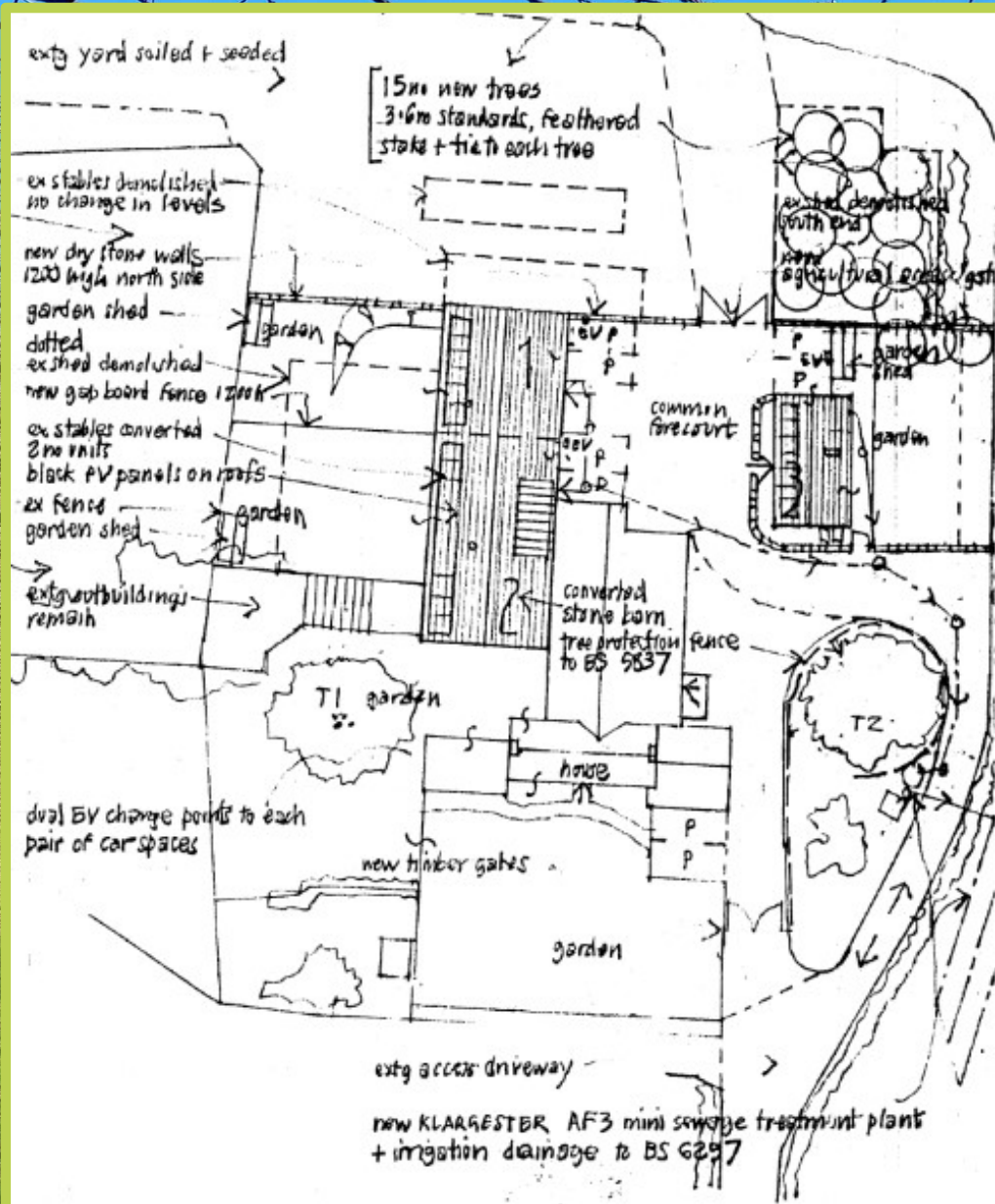
Johnny Cordingley MRICS FAAV

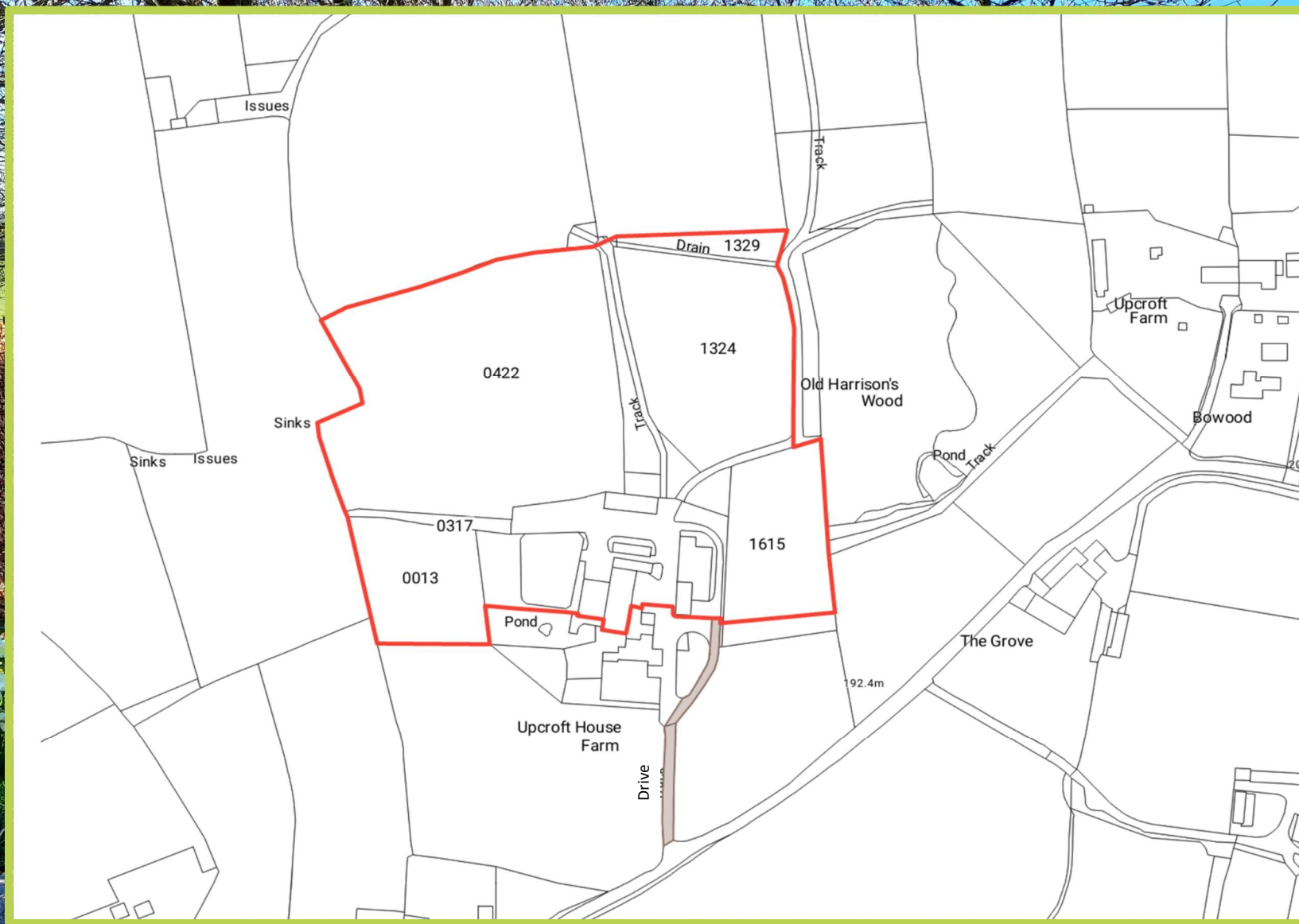
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