





PLOT ADJACENT TO 37 PARK LANE

LEEDS, LS8 2EH

£750,000

FREEHOLD

A RARE OPPORTUNITY TO BUILD A SUBSTANTIAL FIVE-BEDROOM HOME IN ROUNDHAY – FULL PLANNING PERMISSION

MONROE

SELLERS OF THE FINEST HOMES

PLOT ADJACENT TO 37 PARK

• Planning Reference 25/04971/FU • Freehold building plot in the sought-after area of Roundhay • Full planning permission granted • Approved plans for a substantial five-bedroom detached home • Accommodation arranged over three floors • Large open-plan kitchen, dining and sitting area • Attractive natural stone and render exterior with slate roof • Ideal for a self-build purchaser or residential developer • 0.323 acre plot





A FANTASTIC OPPORTUNITY TO CREATE A BESPOKE FAMILY HOME IN ROUNDHAY

An exciting and increasingly rare opportunity to purchase a building plot in the highly regarded area of Roundhay, with full planning permission for an impressive five-bedroom detached family home.

This is a fantastic opportunity for a developer or an individual looking to create a bespoke family home in one of North Leeds' most desirable residential locations... and one of the last opportunities to obtain a substantial building plot in Roundhay.

The approved plans provide a strong starting point for the development. There is, however, scope for further input and refinement, with the intention that the eventual builder would have substantial involvement in the design and development of the property, offering an exciting opportunity to create a home tailored to individual requirements.

The proposed design incorporates an attractive traditional exterior, combining natural stone, off-white render, timber detailing and a slate roof.

The ground floor has been designed around modern family living, with a large open-plan kitchen and dining area incorporating a separate sitting space. There is also a useful pantry, separate lounge, family room, utility room, plant room and WC, providing excellent flexibility for everyday living and entertaining.

To the first floor, the proposed accommodation includes a generous principal bedroom with dressing room and en suite, two further bedrooms, additional en-suite facilities, a separate office and laundry room.

The proposed accommodation also includes a second floor with two further bedrooms, one with an en suite. Please note that the second-floor layout is not included within the accompanying planning documents, although it forms part of the proposed overall accommodation.

A particularly attractive feature of the plot is its south-west-facing garden, providing an excellent orientation to enjoy the afternoon and evening sunshine, making it an ideal setting for outdoor dining and relaxing during the summer months.

With full planning permission already in place and scope for the eventual purchaser and builder to influence and refine the design, this is an excellent opportunity to create a substantial and individual family home in a highly sought-after location.

Building plots of this nature are exceptionally rare in Roundhay, and this represents a particularly exciting opportunity for those looking to build their own home or for a developer seeking a quality project in North Leeds.

Contact Monroe, Land and New Homes, for further information and details of the planning permission.

SHOWSTOPPERS
Freehold building plot in the highly sought-after area of Roundhay
Believed to be one of the last remaining substantial building plots in Roundhay
Full planning permission granted
Approved plans for a substantial five-bedroom detached family home
Opportunity for further design input and refinement by the eventual purchaser and builder
Proposed accommodation arranged over three floors
Large open-plan kitchen, dining and sitting area

Separate lounge and family room
Principal bedroom with dressing room and en suite
Multiple en-suite facilities
Separate home office
Attractive natural stone and render exterior with slate roof
South-west-facing garden, ideal for enjoying summer evenings
Excellent opportunity for a self-build purchaser or residential developer

ENVIRONS

Roundhay is one of the most popular residential areas of North Leeds, known for its attractive residential streets, excellent local amenities and access to some of the city's best outdoor spaces.

The beautiful Roundhay Park is a major attraction, offering over 700 acres of parkland, lakes, woodland walks and gardens. Tropical World is also located within the park and is a popular destination for families throughout the year.

Nearby Street Lane and Oakwood provide a great selection of independent shops, cafés, restaurants, bars and everyday amenities. There is a real community feel to the area, with plenty of places to eat, drink and socialise.

Roundhay is also popular with families due to its choice of well-regarded schools, including Roundhay School, together with a number of primary schools in the surrounding area.

Leeds City Centre is approximately three miles away, with regular bus services and convenient road links via the A6120 Leeds Outer Ring Road, providing access to the wider motorway network.

Combining excellent amenities, green open spaces and convenient access to the city, Roundhay remains one of the most sought-after places to live in Leeds.

PLANNING

We are advised that the freehold plot benefits from full planning permission for the construction of a five-bedroom detached dwelling, under planning reference 25/04971/FU.

The approved plans have been prepared to secure planning permission and provide a basis for the proposed development. There is potential for further input and refinement, with the eventual builder expected to have substantial involvement in the design process.

Interested parties should satisfy themselves as to the approved drawings, proposed accommodation and any opportunities for amendments with Leeds City Council.

TENURE

We are advised that the property is freehold.

VIEWING ARRANGEMENTS

Strictly through the selling agent – Monroe Estate Agents.

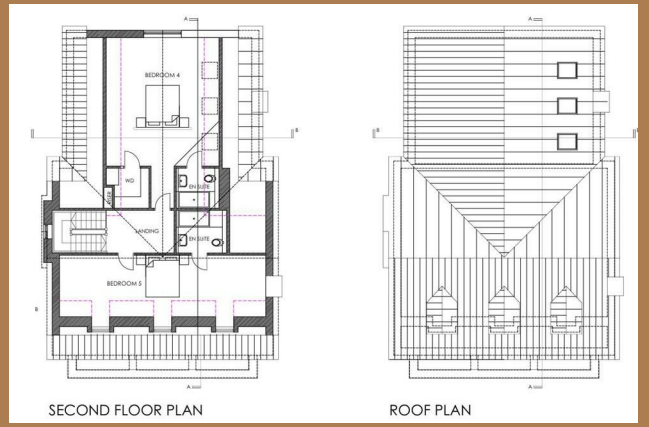
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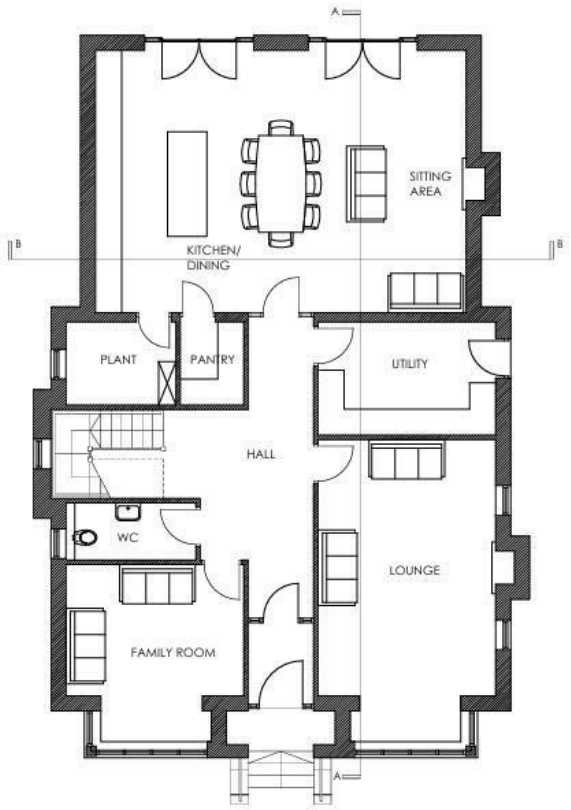
GROUND FLOOR PLAN

FIRST FLOOR PLAN

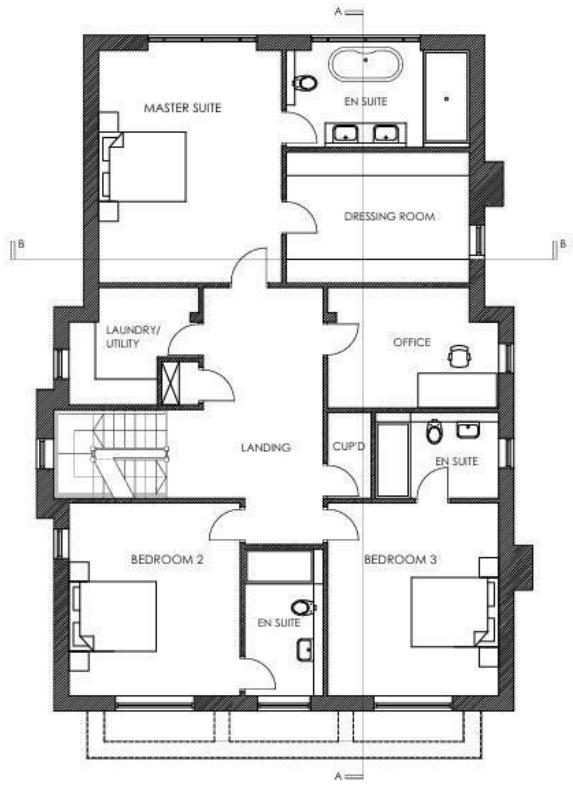


SECOND FLOOR PLAN

ROOF PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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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