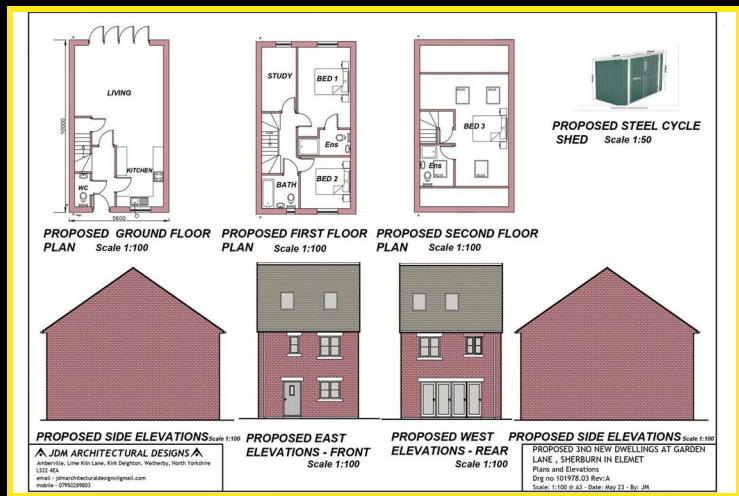
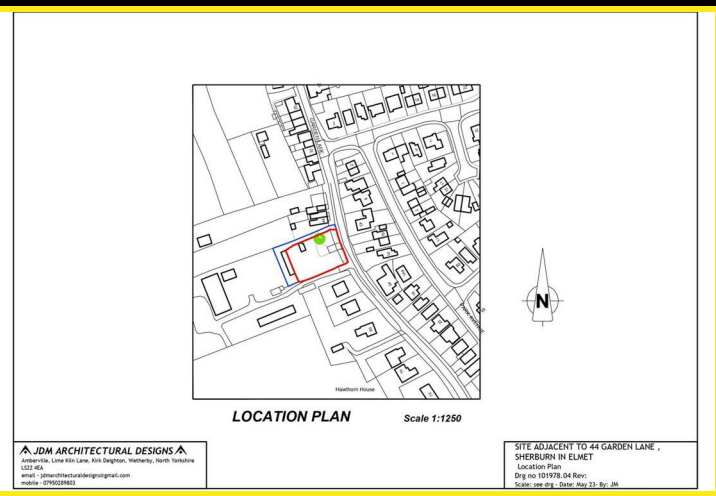
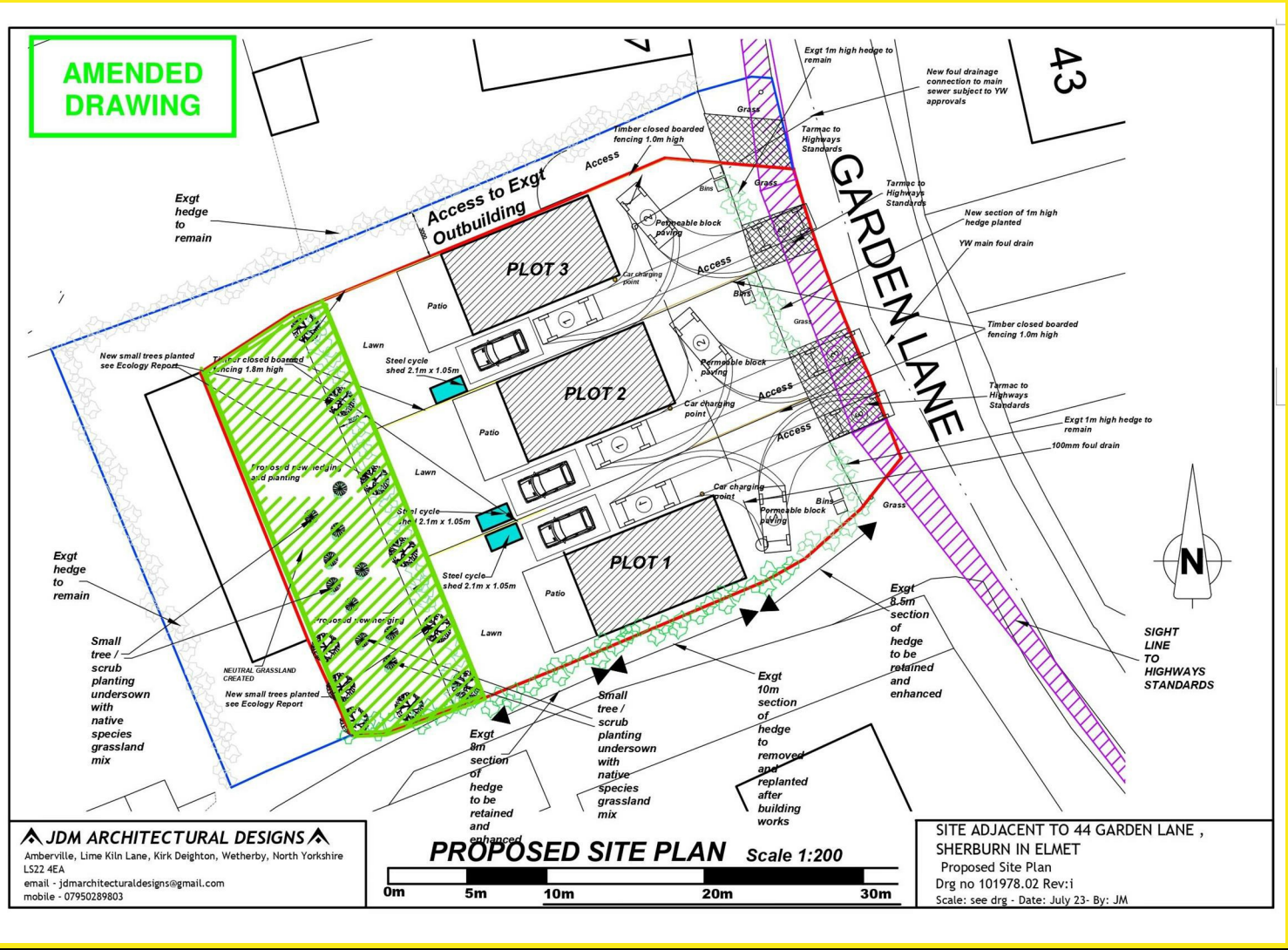


Mike

Dobson



Land adjacent to 44 Garden Lane
 Sherburn In Elmet, Leeds, LS25 6AU

£330,000

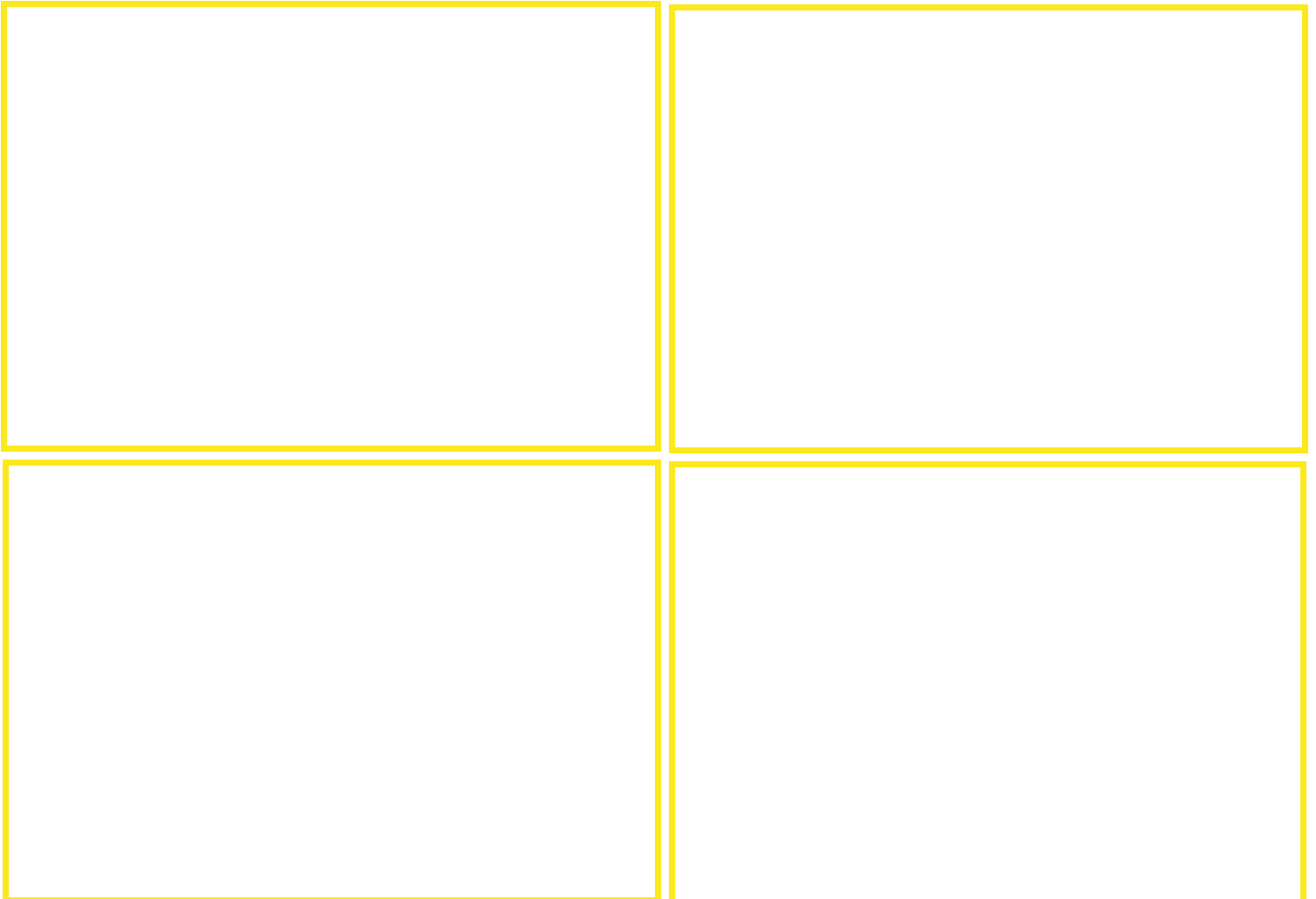
Land adjacent to 44 Garden Lane

We are pleased to bring to the market this prime piece of land on Garden Lane, presenting an exceptional opportunity for developers and investors alike. With planning permission already granted for three detached dwellings under planning number ZG2023/1153/FUL, this site is ready for your vision to come to life.

The location is particularly advantageous, offering easy access to a variety of local shops, schools, and public transport links, making it an ideal setting for families and professionals. The surrounding area boasts a welcoming community atmosphere, ensuring that future residents will enjoy both convenience and a sense of belonging.

This land is not just a plot, it is a gateway to creating desirable homes in a sought-after area. Whether you are looking to build for sale or rental, the potential here is significant. For those interested in further details, additional information is readily available at our office.

Seize this opportunity to invest in a promising location that combines the tranquillity of village life with the accessibility of urban amenities. This is a rare chance to make your mark in a thriving community.

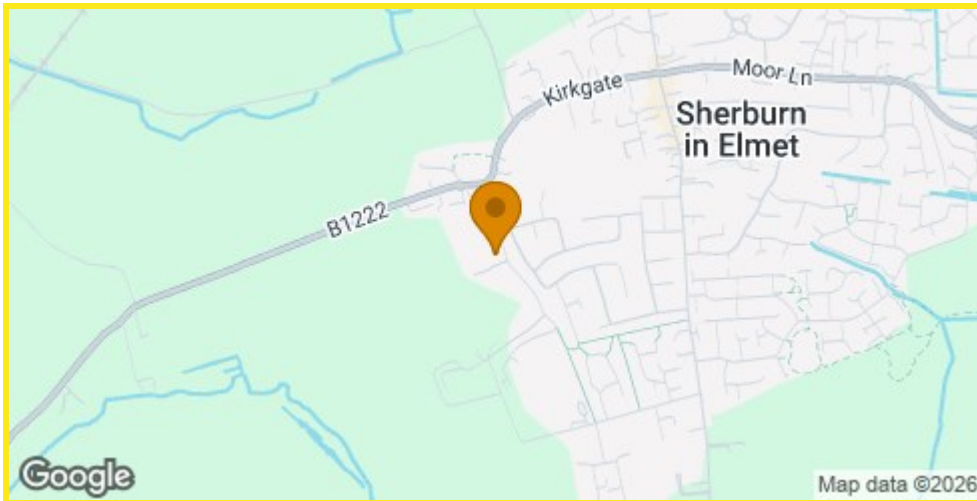




Floor Plan



Area Map



Energy Efficiency Graph

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

Directions

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

98 Wolsey Croft, Sherburn in Elmet, LS25 6DP

Tel: 01977 684258 Email: sherburn@mdobson.co.uk <https://www.mdobson.co.uk>