




**Stoneacre**  
Properties

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**Main Street, Barwick In Elmet, LS15 4JQ**

**£650,000**

Our branch opening hours are:

Mon	09:00 - 18:00
Tues	09:00 - 18:00
Weds	09:00 - 18:00
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Stoneacre Properties, a leading Leeds Estate Agency, offer a one-stop property-shop serving North Leeds, East Leeds and beyond.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

We are also available for out of hours appointments.

**ATTENTION INVESTORS / DEVELOPMENT OPPORTUNITY** A rare and exclusive opportunity to acquire an extensive building plot extending to 0.48 acres, located in the heart of this much sought-after village, yet tucked away in a private and secluded location. Opportunities such as this are few and far between. Leeds City Council have indicated they are looking to grant the planning application (21/00401/FU) for two spacious and thoughtfully planned detached homes, totalling over 3000 sq ft each at the end of March 2021. Careful attention to detail has been taken when creating the proposed design and layout of these two superb modern family homes. The design maximises the potential of the plot whilst still allowing privacy for both properties. Another option with this exclusive opportunity would be to develop the existing property and create a custom designed family home, retaining the rest of this near half acre plot for extensive gardens.

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The site is accessed directly off Main St in Barwick in Elmet with the parade of shops just footsteps away. The proposed properties have been designed to offer modern family living with the kitchen/diner/family room located at the rear of the home with bi-fold doors looking over the private rear garden and also incorporates a separate sitting room, large home office/playroom, utility and cloakroom with w.c.

To the first floor is the master bedroom with walk through wardrobe and modern en-suite, four further double bedrooms two with en-suite and large family bathroom.

Outside there will be ample off-street parking for numerous vehicles along with a large double garage.

Barwick in Elmet is a highly sought-after village to the East of Leeds with excellent local amenities catering for daily needs, including primary school, general stores, Post Office, Public Houses and church, as well as the renowned and historic maypole. There are other outstanding amenities, including shopping in nearby Garforth and at the new Springs Retail Park' in Colton. For the commuter, the location is first class, with two local railway stations at Garforth and ease of access to the nearby A1, M1 and M62 motorways.

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#### Agent Note

Please note the plans are for the proposed properties.





