

DEVELOPMENT OPPORTUNITY



19 STRATHMORE ROAD BEN RHYDDING ILKLEY LS29 8PQ

AN ATTRACTIVE THREE BEDROOMED SEMI DETACHED HOUSE WITH PLANNING CONSENT TO EXTEND, STANDING WITHIN A GENEROUS PLOT OF ABOUT 0.13 OF AN ACRE AND HAVING PLANNING APPROVAL FOR A NEW TWO STOREY THREE BEDROOMED DETACHED HOME

Located in a popular and established neighbourhood about a mile from Ilkley town centre and with local amenities available nearby in Ben Rhydding, this attractive semi detached home stands within a sizeable plot of about 0.13 of an acre. The property, which is in need of modernisation and improvement, is sold with the benefit of planning consent for a two storey extension and approval for an additional two storey detached dwelling in the garden to the south of the existing property. The proposed new home will provide generously proportioned three bedroomed accommodation extending to about 1,200 square feet. There is a proven demand for houses of this type in the local area.

GUIDE PRICE: £500,000

Ben Rhydding is to be found on the eastern side of Ilkley. A most desirable community in its own right, favoured for its village feel with good local shops, one of the districts most sought after primary schools, a church, train station and Wheatley Arms Hotel. Ilkley town centre is approximately a mile away and offers more comprehensive shops, restaurants, boutique cinema, cafes and everyday amenities including two supermarkets, health centre, playhouse and library. The town benefits from high achieving schools for all ages including Ilkley Grammar School and three private schools all within a short drive. There are good sporting and recreational facilities. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley is regarded as an ideal base for the Leeds/Bradford commuter. A regular train service runs from the town to both cities.

PLANNING

Two recent planning applications have recently been approved by Bradford Metropolitan District Council.

Planning consent for "Two storey side extension and alteration to the front to create a driveway" was granted on 7th May 2021 (Application reference 21/01146/HOU).

Planning consent for "Construction of detached, two storey, dormer dwelling to side of existing property" was granted on 2nd July 2021 (Application reference 21/01147/FUL).

Copies of the approval notices and associated plans are reproduced within these particulars. Additional information relating to the planning approvals is available at www.planning.bradford.gov.uk/online-applications.

COMMUNITY INFRASTRUCTURE LEVY

A formal CIL notice is attached to this brochure.

TENURE

The property is understood to be freehold.

SITE AREA

The total site area extends to about 0.13 acres (551 square metres).

19 STRATHMORE ROAD

The accommodation to the existing dwelling has gas fired central heating and double glazing and briefly comprises:-

GROUND FLOOR

ENTRANCE VESTIBULE

RECEPTION HALL 10' 6" x 7' 0" (3.2m x 2.13m)

SITTING ROOM 13' 8" x 11' 10" (4.17m x 3.61m)

DINING ROOM 10' 6" x 8' 7" (3.2m x 2.62m)

BREAKFAST KITCHEN 21' 2" x 9' 10" (Both Maximum)
(6.45m x 3m)

WC

SIDE PORCH 8' 0" x 5' 10" (2.44m x 1.78m)

FIRST FLOOR

LANDING

BEDROOM 12' 0" x 11' 6" (3.66m x 3.51m)

BEDROOM 10' 7" x 10' 2" (3.23m x 3.1m)

BEDROOM 8' 10" x 7' 7" (2.69m x 2.31m)

SHOWER ROOM

SEPARATE WC

VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison's Ilkley office.

Please be aware whilst restrictions surrounding Covid 19 were relaxed on Monday 19th July, we reserve the right to request that masks be worn and social distancing measures observed, if requested by the owner of the property.

PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

LOCATION From Dale Eddison's Ilkley office proceed eastwards into Station Road and at the mini roundabout continue straight ahead into Springs Lane, passing the medical centre on the right and into Bolling Road. After about a mile, just beyond a parade of shops, bear left into Wheatley Lane. Continue under the railway bridge and take the first turning left into Valley Drive. Strathmore Road is the second turning on the left.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017 Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

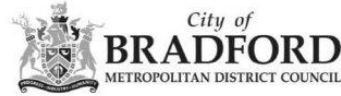
FINANCIAL SERVICES Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.











Application No: 21/01146/HOU

GRHOUZ

**TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

**Mr P. Hart
C/O Halliday Clark Limited
The Point
1 Lower Railway Road
Ilkley
West Yorkshire
LS29 8FL**

GRANT OF PLANNING PERMISSION – HOUSEHOLDER DEVELOPMENT

Proposal: Two storey side extension and alteration to the front to create a driveway

Location: 19 Strathmore Road Ilkley West Yorkshire LS29 8PQ

Applicant: Mr P. Hart

Date Application Received: 4 March 2021

Date Application Valid: 12 March 2021

City of Bradford Metropolitan District Council hereby gives notice of its decision to **GRANT** planning permission for the development described above, in accordance with the plans, drawings and documents which form part of the application as listed below, and subject to the following schedule of conditions:

CONDITIONS AND ASSOCIATED REASONS:

1. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

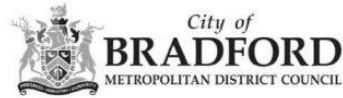
Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby approved shall only be carried out in accordance with the approved plans listed below:-

Plan Type	Plan Reference	Version	Date Received
Proposed Sections	888.01(20)P00		4th Mar 2021
Proposed Floor Plans	888.01(20)P01		12th Mar 2021
Location Plan	888.01(00)P00		12th Mar 2021
Existing Site Plan	888.01(00)P01		12th Mar 2021
Proposed Site Plan	888.01(01)P00		12th Mar 2021
Proposed Floor Plans	888.01(20)P00		12th Mar 2021
Existing/Proposed Plans and Elevations	888.01(20)E02	A	6th May 2021

Date of Issue:
7 May 2021
SPO
Page 1 of 5

Julian Jackson, Assistant Director (Planning, Transportation and Highways)
Department of Place

**Application No: 21/01146/HOU**

GRH0UZ

Existing/Proposed Plans and
Elevations

888.01(20)E03

6th May 2021

Reason: For the avoidance of doubt as to the terms under which this planning permission has been granted.

3. The development hereby permitted shall be constructed using external facing and roofing materials to match the existing building as is specified on the submitted application.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies DS1 and DS3 of the Core Strategy Development Plan Document.

4. All new areas of hardstanding within the site shall be formed using porous surfacing materials, or shall be surfaced in a manner that directs run-off water from a hard surface to a permeable or porous area within the curtilage of the dwelling, and the surfaces shall thereafter be retained in this form as long as the development is in use.

Reason: In the interests of securing satisfactory sustainable drainage and to accord with Policy EN7 of the Core Strategy Development Plan Document.

INFORMATIVES:

Informative: Please note that the development hereby approved may contain conditions that require details to be submitted to and approved in writing by the Council either prior to the commencement of the development or at another specified period. To comply with the requirements of these conditions the developer is required to submit an "application for the approval of details reserved by a condition". For more information about the application process and fee please go to www.bradford.gov.uk/planning and click on "Apply for planning". Works must not commence until the necessary approval(s) have been obtained.

Informative: Please note that this approval does not convey any form of approval under the Building Regulations. You are therefore advised to contact Building Control to find out whether your proposal requires building regulations approval before starting work. Contact Building Control on 01274 433807. Email - buildingcontrol@bradford.gov.uk

Informative: If any aspect of your proposed works affects existing public footways, public highway, public rights of way, street lighting columns, erection of equipment on the highway or a new vehicular access you must ensure that relevant Highway Legislation and Statutory Notices are complied with and that all relevant fees are paid prior to commencement of your works. Please contact the Network Resilience and Management Team on 01274 437420 or email network.management@bradford.gov.uk

Date of Issue:
7 May 2021
SPO
Page 2 of 5

Julian Jackson, Assistant Director (Planning, Transportation and Highways)
Department of Place

A handwritten signature in blue ink that reads 'Julian Jackson'.



Application No: 21/01147/FUL

GRFULZ

**TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

**Mr P Hart
C/O Halliday Clark Limited
The Point
1 Lower Railway Road
Ilkley
West Yorkshire
LS29 8FL**

GRANT OF PLANNING PERMISSION

Proposal: Construction of detached, 2-storey, dormer dwelling to side of existing property
Location: 19 Strathmore Road Ilkley West Yorkshire LS29 8PQ
Applicant: Mr P Hart
Date Application Received: 4 March 2021
Date Application Valid: 4 March 2021

City of Bradford Metropolitan District Council hereby gives notice of its decision to **GRANT** planning permission for the development described above, in accordance with the plans, drawings and documents which form part of the application as listed below, and subject to the following schedule of conditions:

CONDITIONS AND ASSOCIATED REASONS:

1. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby approved shall only be carried out in accordance with the approved plans listed below:-

Plan Type	Plan Reference	Version	Date Received
Location Plan	888.01(20)P00	A	14th Jun 2021
Existing Site Plan	888.01(20)P01	A	14th Jun 2021
Sections	888.01(20)P00	A	14th Jun 2021
Proposed Site Plan	888.01(20)P00	B	14th Jun 2021
Proposed Floor Plans	888.01(20)P01	B	14th Jun 2021
Proposed Floor Plans	888.01(20)P00	D	14th Jun 2021
Proposed Elevations	888.01(20)E00	B	1st Jul 2021

Date of Issue:
2 July 2021
APO
Page 1 of 6

Julian Jackson, Assistant Director (Planning, Transportation and Highways)
Department of Place



Application No: 21/01147/FUL

GRFULZ

Reason: For the avoidance of doubt as to the terms under which this planning permission has been granted.

3. The development hereby permitted shall be constructed using external facing and roofing materials as specified on the hereby approved drawing number 888.01(20)E00 Rev B dated 01.07.2021

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies DS1 and DS3 of the Core Strategy Development Plan Document.

4. The development hereby permitted shall be drained using separate foul sewer and surface drainage systems.

Reason: In the interests of the amenity of future occupiers, pollution prevention and the effective management of flood risk and to accord with Policies DS5, EN7 and EN8 of the Core Strategy Development Plan Document.

5. No piped discharge of surface or foul water shall take place from the development until details of a scheme for foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall thereafter be implemented prior to the commencement of the development.

Reason: In the interests of the amenity of future occupiers, pollution prevention and the effective management of flood risk and to accord with Policies DS5, EN7 and EN8 of the Core Strategy Development Plan Document.

6. The surface water drainage works shall not commence until the results of ground percolation tests and subsequent design details of the proposed soakaways serving the development have been submitted to, and subsequently approved in writing by the Local Planning Authority. Percolation tests and soakaway design shall be conducted in accordance with Building Research Establishment Digest No 365. The development shall thereafter only proceed in strict accordance with the approved soakaway drainage details.

Reason: In the interests of the amenity of future occupiers, pollution prevention and the effective management of flood risk and to accord with Policies DS5, EN7 and EN8 of the Core Strategy Development Plan Document.

7. Before any part of the development hereby permitted is brought into use, the off-street car parking facility for the existing property (19 Strathmore Road) and the new property hereby approved, to include the shared parking surface area, shall be constructed of porous materials, or made to direct run-off water from a hard surface to a permeable or porous area within the curtilage of the site as shown on plan 88.01(20)P00 Rev D, dated 10.6.2021. The parking so formed shall be retained whist ever the use hereby permitted subsists.

Date of Issue:
2 July 2021
APO
Page 2 of 6

A handwritten signature in black ink that reads 'Julian Jackson'.

Julian Jackson, Assistant Director (Planning, Transportation and Highways)
Department of Place



Application No: 21/01147/FUL

GRFULZ

Reason: In the interests of amenity, flood risk and highway safety, and in accordance with Policies TR2 and EN7 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

8. Before any part of the development is brought into use, the visibility splays hereby approved on plan numbered 88.01(20) P00 Rev D, shall be laid out and there shall be no obstruction to visibility exceeding 600mm in height within the splays so formed above the road level of the adjacent highway.

Reason: To ensure that visibility is maintained at all times in the interests of highway safety and to accord with Policy DS4 of the Core Strategy Development Plan Document.

INFORMATIVES:

Informative: You are advised that the approved development is Community Infrastructure Levy (CIL) liable. The Council will issue you with a CIL liability notice detailing the CIL charge payable shortly. If the CIL liability is £0 then no further action is required.

Where the CIL liability exceeds £50, the CIL charge will be payable on the commencement of the development. If you have not assumed liability to pay the CIL you should do this as soon as possible (financial penalties can be applied for not assuming liability to pay CIL). For CIL purposes, planning permission permits development as at the date of this notice. However, before development commences (this includes the demolition of any existing buildings on site) you must submit a CIL Commencement Notice to the council. Failure to do this will result in the loss of any CIL relief (e.g. Self-Build) and the imposition of financial surcharges. More information on the CIL is available at: www.bradford.gov.uk/planningforms. For any queries please contact the CIL officer by email at cil@bradford.gov.uk.

Informative: Please note that the development hereby approved may contain conditions that require details to be submitted to and approved in writing by the Council either prior to the commencement of the development or at another specified period. To comply with the requirements of these conditions the developer is required to submit an "application for the approval of details reserved by a condition". For more information about the application process and fee please go to www.bradford.gov.uk/planning and click on "Apply for planning". Works must not commence until the necessary approval(s) have been obtained.

Informative: Please note that this approval does not convey any form of approval under the Building Regulations. You are therefore advised to contact Building Control to find out whether your proposal requires building regulations approval before starting work. Contact Building Control on 01274 433807. Email - buildingcontrol@bradford.gov.uk

Date of Issue:
2 July 2021
APO
Page 3 of 6

A handwritten signature in black ink that reads 'Julian Jackson'.

Julian Jackson, Assistant Director (Planning, Transportation and Highways)
Department of Place

CILLN



Mr P Hart
1 Mendip House Gardens
Off Curly Hill
Middleton
Ilkley
LS29 0DD

Department of Place
Planning, Transportation and Highways
Development Services

Britannia House, Hall Ings
Bradford, BD1 1HX

Tel: (01274) 434605
E-Mail: cil@bradford.gov.uk

Reference: 21/01147/FUL/0001

9 July 2021

Community Infrastructure Levy (CIL) Liability Notice
Regulation 65, Community Infrastructure Levy Regulations (2010), as amended

Dear Sir/Madam

CIL liability

This letter notifies you that you will be liable to pay £13,739.16 of Community Infrastructure Levy to City of Bradford Metropolitan District Council as the CIL collecting authority on the commencement of development under planning permission:

Application number	21/01147/FUL
Proposal	Construction of detached, 2-storey, dormer dwelling to side of existing property
Address	19 Strathmore Road, Ilkley, West Yorkshire

This charge has been levied under City of Bradford Metropolitan District Council CIL charging schedule and S211 of the Planning Act 2008. Further details on payment procedure can be found later in this document.

How we calculated this figure

We calculated this figure from the following information that you supplied to us:

CIL charge	Proposed GIA (m ²)	Existing GIA (m ²)	Net Gain GIA (m ²)	Chargeable Area (m ²)	Sub Total
CIL Zone 1 - Housing	134.00	.00	134.00	118.00	£13,739.16
Proposed GIA Total (m²)					134.00
Total Demolition (m²)					16.00
CIL Total £					13,739.16
Social Housing Relief £					0.00
Other Exemptions £ (Self-Build, Charities, Exceptional Circumstances)					0.00
Overall Total* £					13,739.16

***Please Note** – CIL liabilities are now subject to Indexation at 16.4% using the All-in-Tender Price Index published by the Building Cost Information Service (BCIS). This figure will be reviewed annually in January.

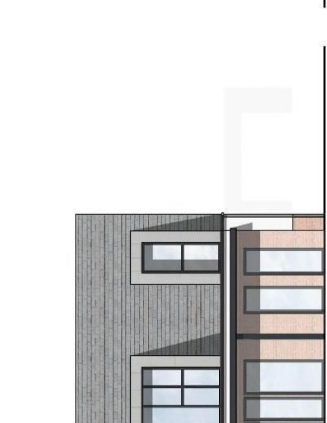
Further information on Indexation can be found here
<https://www.bradford.gov.uk/planning-and-building-control/planning-applications/cil-charging-schedule/>




Proposed North Elevation
1:100



Proposed South Elevation
1:100



Proposed East Elevation
1:100



Proposed West Elevation
1:100

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NOTES

Drawing based on survey information provided by third party measured surveys. Any discrepancies to be reported to the architect.

SCHEDULE OF MATERIALS

WALLS
White rendered through render over red brick base course.

ROOF
Dark grey slate

DORMERS
Dark grey slate

WINDOWS:
Composite UPVC glazing

DOORS:
Multi-finish, Pine veneer and Aluminium

B - 01.07.21	PB	---
ROOF MATERIAL UPDATED		
A - 28.04.21	PB	---
GARAGE REMOVED		
0 - 26.03.21	PB	NP
INITIAL ISSUE		
REVISION / DATE / DRAWN / CHKO		

FOR COMMENT

DEVELOPMENT OF GARDEN PLOT
19 STRATHMORE ROAD
ILKLEY
LS28 8PQ
FOR
MR P. HART

PROPOSED NEW DWELLING ELEVATIONS

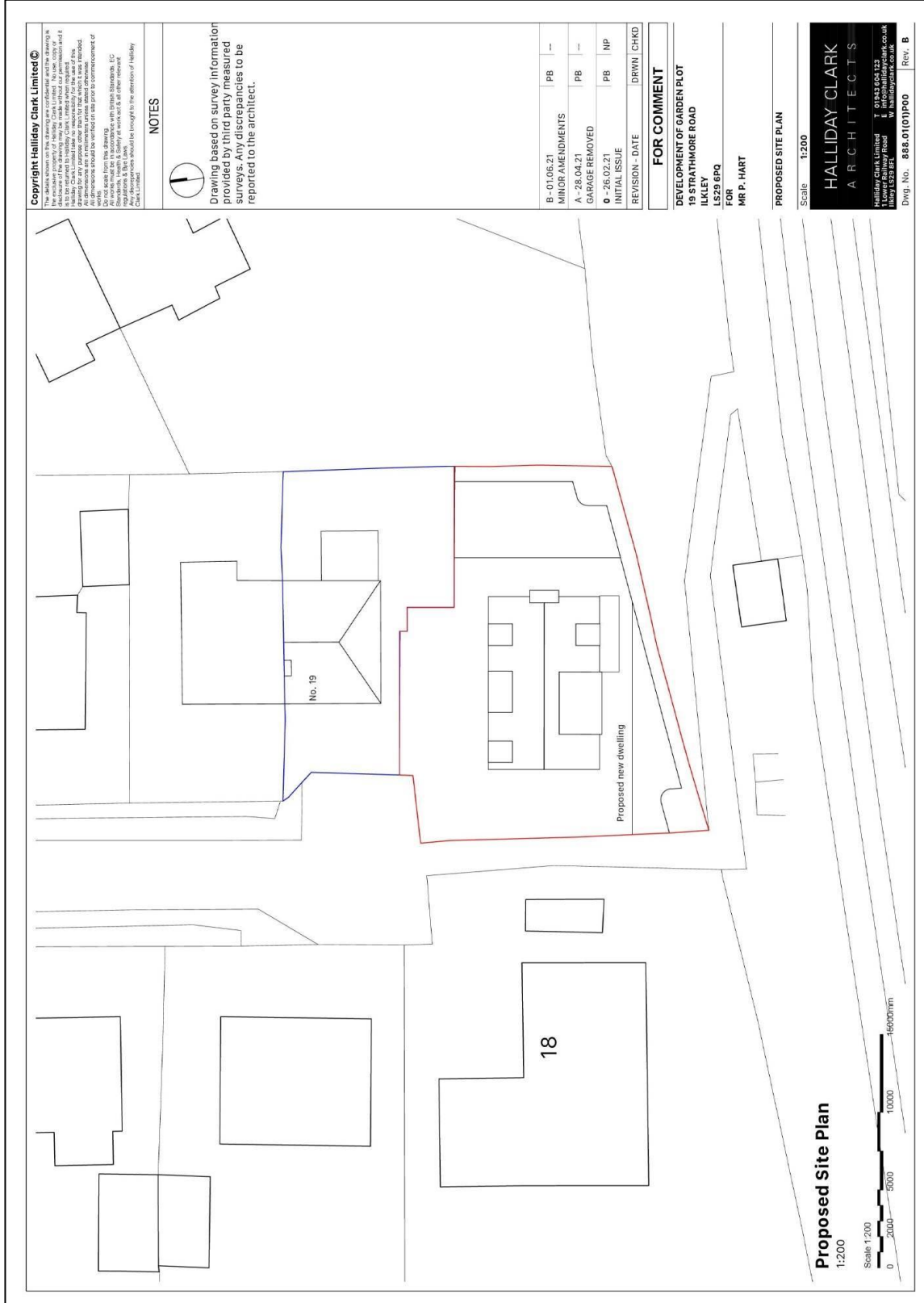
Scale 1:100

HALLIDAY CLARK ARCHITECTS

Halliday Clark Limited T 0113 233 0033
1 Lower Railway Road E info@hallidayclark.co.uk
Ilkley LS28 8PQ W hallidayclark.co.uk

Dwg. No. 886.01201E00 Rev. B

Scale 1:100
0 1000 2000 4000 6000mm



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NOTES

Drawing based on survey information provided by third party measured survey. Any discrepancies to be reported to the architect.

R - 01.06.21	PB	→
MINOR AMENDMENTS		
A - 28.04.21	PB	→
GARAGE REMOVED		
0 - 26.02.21	PB	NP
INITIAL ISSUE		
REVISION - DATE	DRWN	CHKD

FOR COMMENT

DEVELOPMENT OF GARDEN PLOT
 19 STRATHMORE ROAD
 LEICESTER
 LE25 6PQ
 FOR
 MR P. HART

PROPOSED SITE PLAN

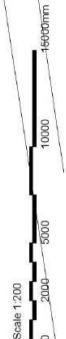
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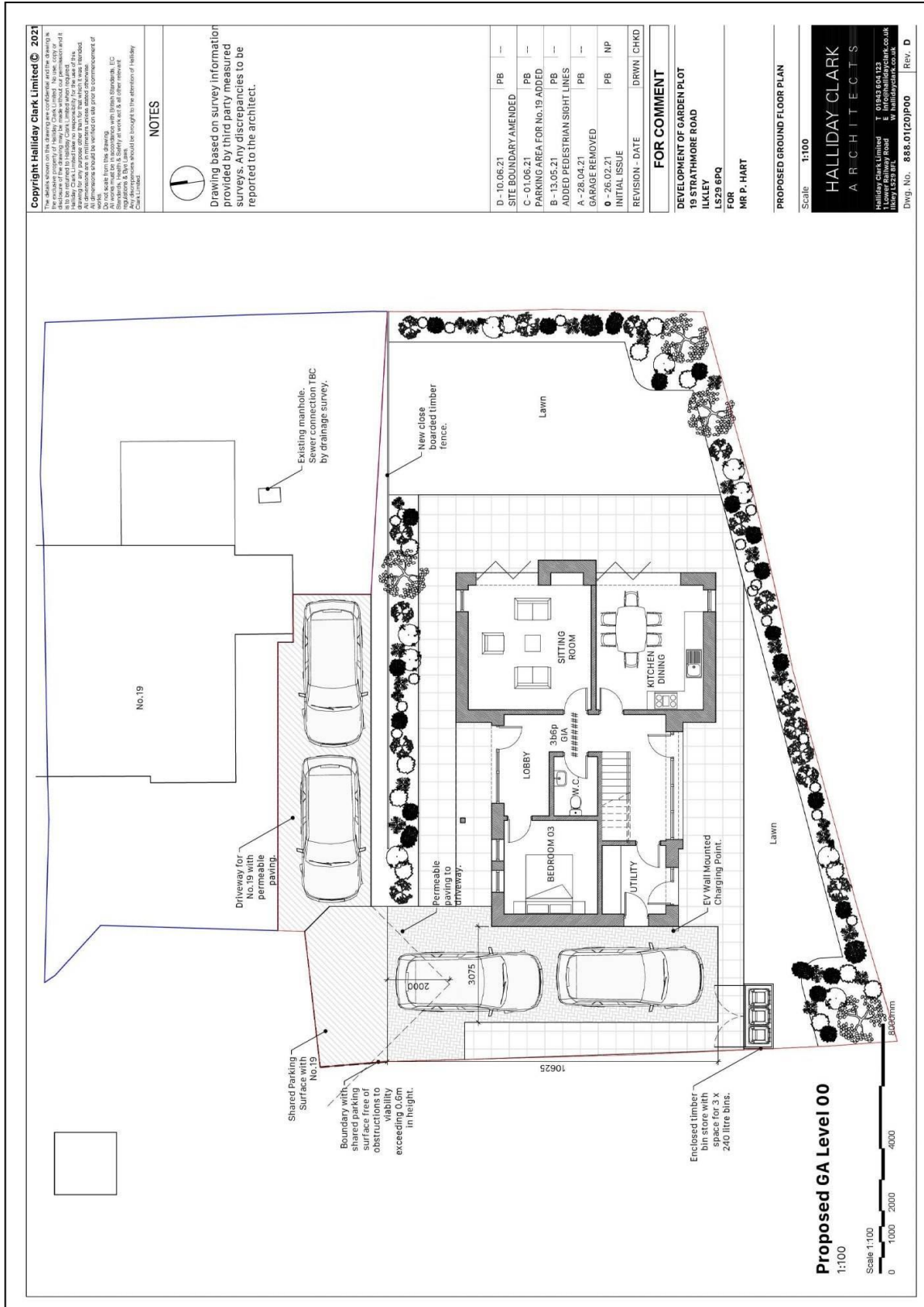
HALLIDAY CLARK
 ARCHITECTS

Halliday Clark Limited
 T 01533 605123
 15 Wyke 1525 8TH LEICESTER
 W. hallidayclark.co.uk

Dwg. No. 886.01(01)P00 Rev. B

Proposed Site Plan
 1:200





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NOTES

Drawing based on survey information provided by third party measured surveys. Any discrepancies to be reported to the architect.

D-10.06.21	PB	---
SITE BOUNDARY AMENDED		
C-01.06.21	PB	---
PARKING AREA FOR No.19 ADDED		
B-13.05.21	PB	---
ADDED PEDESTRIAN SIGHT LINES		
A-28.04.21	PB	---
GARAGE REMOVED		
0-26.02.21	PB	NP
INITIAL ISSUE		
REVISION-DATE	DRWN	CHKD

FOR COMMENT

DEVELOPMENT OF GARDEN PLOT
 19 STRATHMORE ROAD
 ILKLEY
 LS29 6PQ
 FOR
 MR P. HART

PROPOSED GROUND FLOOR PLAN

Scale 1:100

HALLIDAY CLARK
 ARCHITECTS

Halliday Clark Limited
 T 01933 004 323
 W hallidayclark.co.uk
 115 Newby Road
 Wetherby LS23 7BA

Dwg. No. 888.01201P00 | Rev. D

Proposed GA Level 00
 Scale 1:100

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NOTES



Drawing based on survey information provided by third party measured surveys. Any discrepancies to be reported to the architect.

REVISION - DATE	DRWN	CHKD
0 - 26.02.21	PB	NP

FOR COMMENT

DEVELOPMENT OF GARDEN PLOT
19 STRATHMORE ROAD
ILKLEY
LS29 6PQ

FOR
MR P. HART

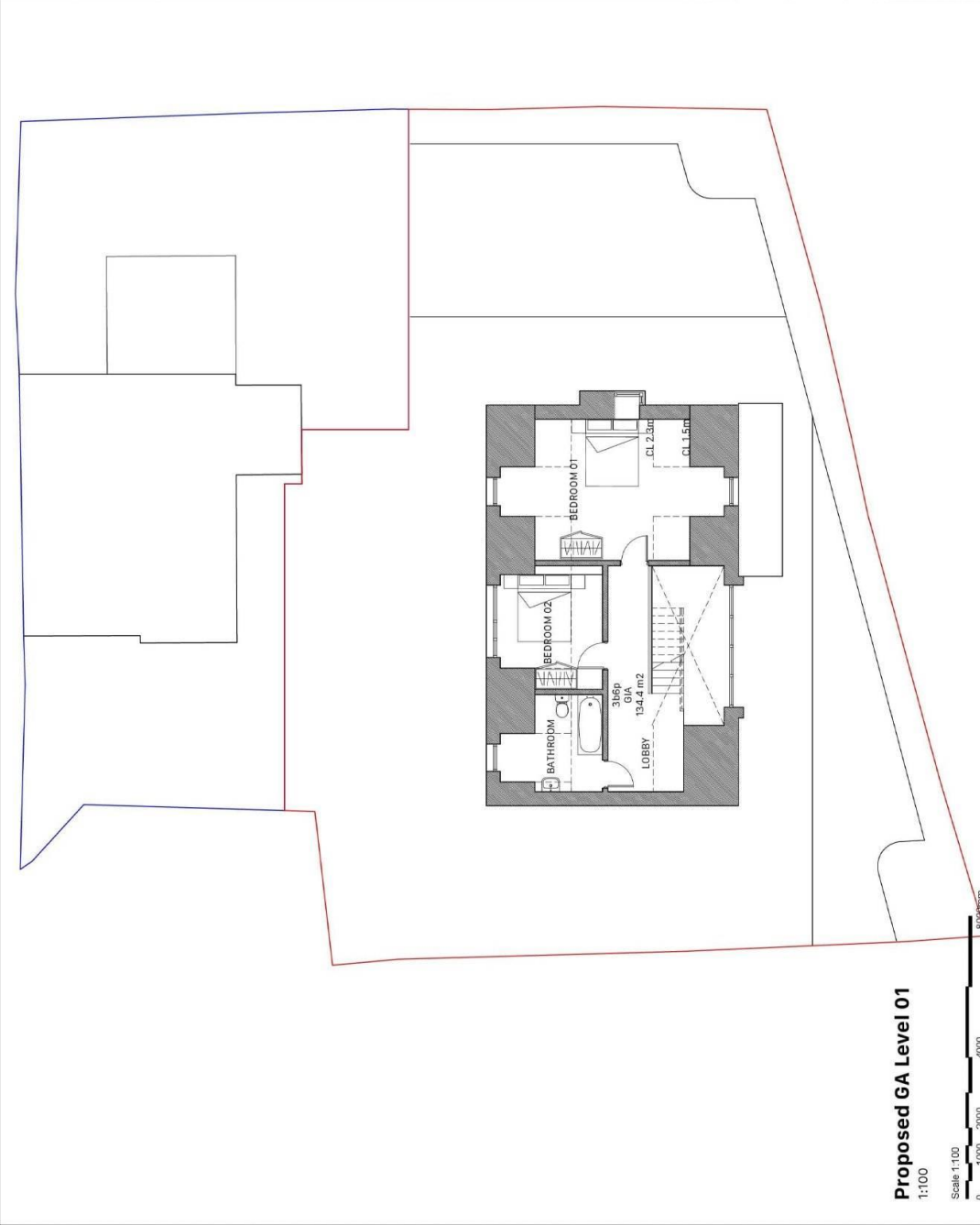
PROPOSED FIRST FLOOR PLAN

Scale 1:100

HALLIDAY CLARK
ARCHITECTS

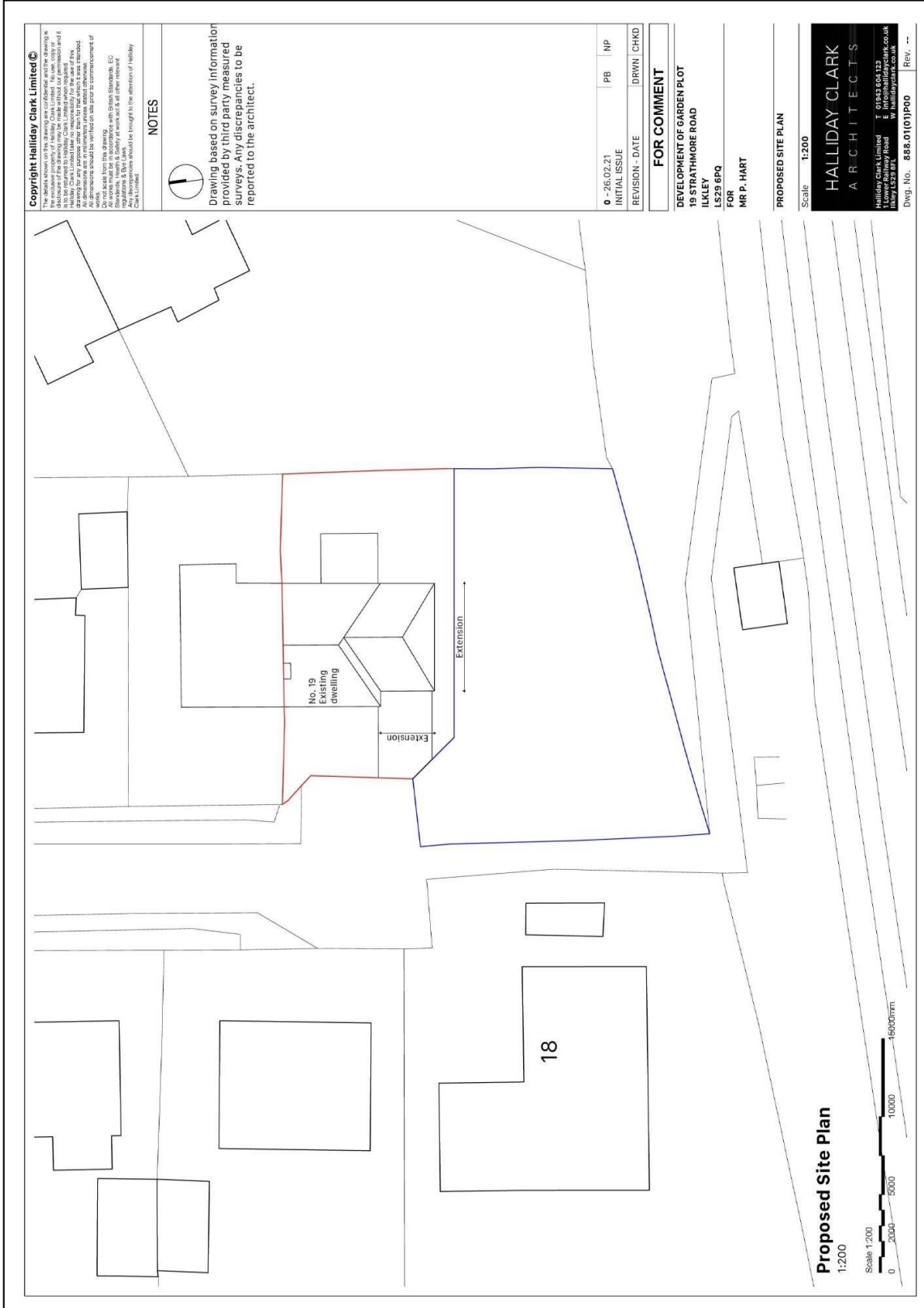
Halliday Clark Limited
19 Strathmore Road
Ilkley, West Yorkshire
LS29 6PQ
Tel: 01453 655133
Email: info@hallidayclark.co.uk
W: www.hallidayclark.co.uk

Dwg. No. 888.01(20)P01 Rev. B



Proposed GA Level 01
1:100

Scale 1:100
0 1000 2000 4000



Existing West Elevation
1:100

Proposed west Elevation
1:100

Existing South Elevation
1:100

Proposed South Elevation
1:100

Scale 1:100

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 Any dimensions shown are approximate and should be taken as a guide only. The architect is not responsible for any errors or omissions in this drawing.
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NOTES

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0 - 26.02.21	FB	NP
INITIAL ISSUE		
REVISION - DATE	DRWN	CHKD

FOR COMMENT

DEVELOPMENT OF GARDEN PLOT
 19 STRATHMORE ROAD
 ILKLEY
 LS29 8PQ
 FOR
 MR P. HART

EXTENDED DWELLING ELEVATIONS

Scale 1:100

HALLIDAY CLARK ARCHITECTS
 Halliday Clark Limited
 19 Strathmore Road
 Ilkley LS29 8PQ
 W. Halliday@hallidayclark.co.uk
 Dwg. No. 888.01(20)E02 Rev. A

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 The drawings shown are without prejudice to the construction of works.
 All works must be in accordance with British Standards, UK Regulations, and any other relevant requirements. All work must be carried out in accordance with the instructions of Halliday Clark Limited.

NOTES

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0 - 26.02.21	FB	NP
INITIAL ISSUE		
REVISION - DATE	DRAWN	CHKD

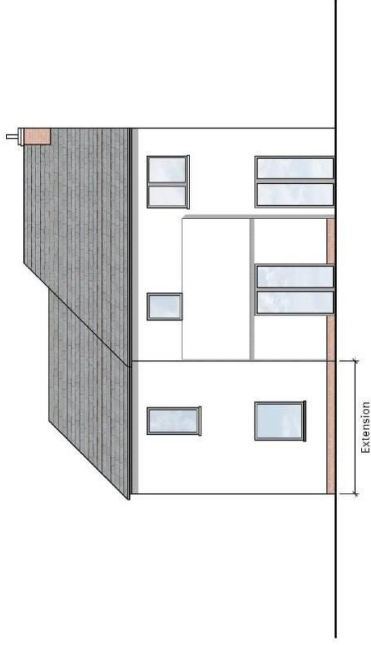
FOR COMMENT

DEVELOPMENT OF GARDEN PLOT
 19 STRATHMORE ROAD
 ILKLEY
 LS29 8PQ
 FOR
 MR P. HART

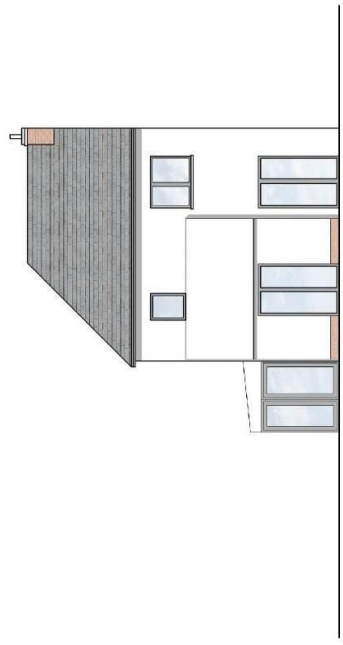
EXTENDED DWELLING ELEVATIONS

Scale 1:100

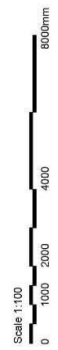
HALLIDAY CLARK
 ARCHITECTS
 Halliday Clark Limited T: 01934 604 523
 1 Lowry Railway Road E: info@hallidayclark.co.uk
 Ilkley LS29 8PQ W: www.hallidayclark.co.uk
 Proj. No. 888.01201E03 Rev. --

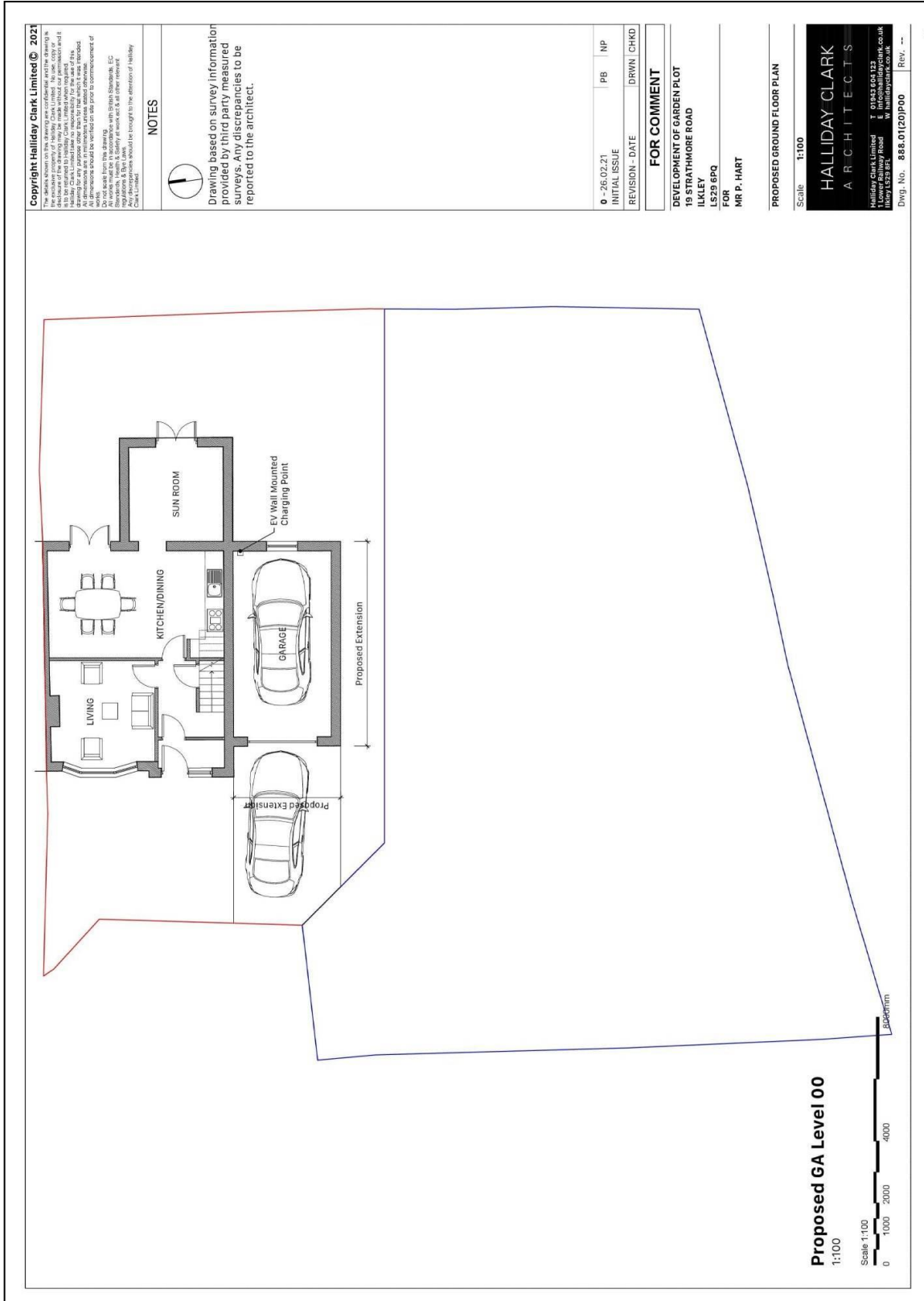


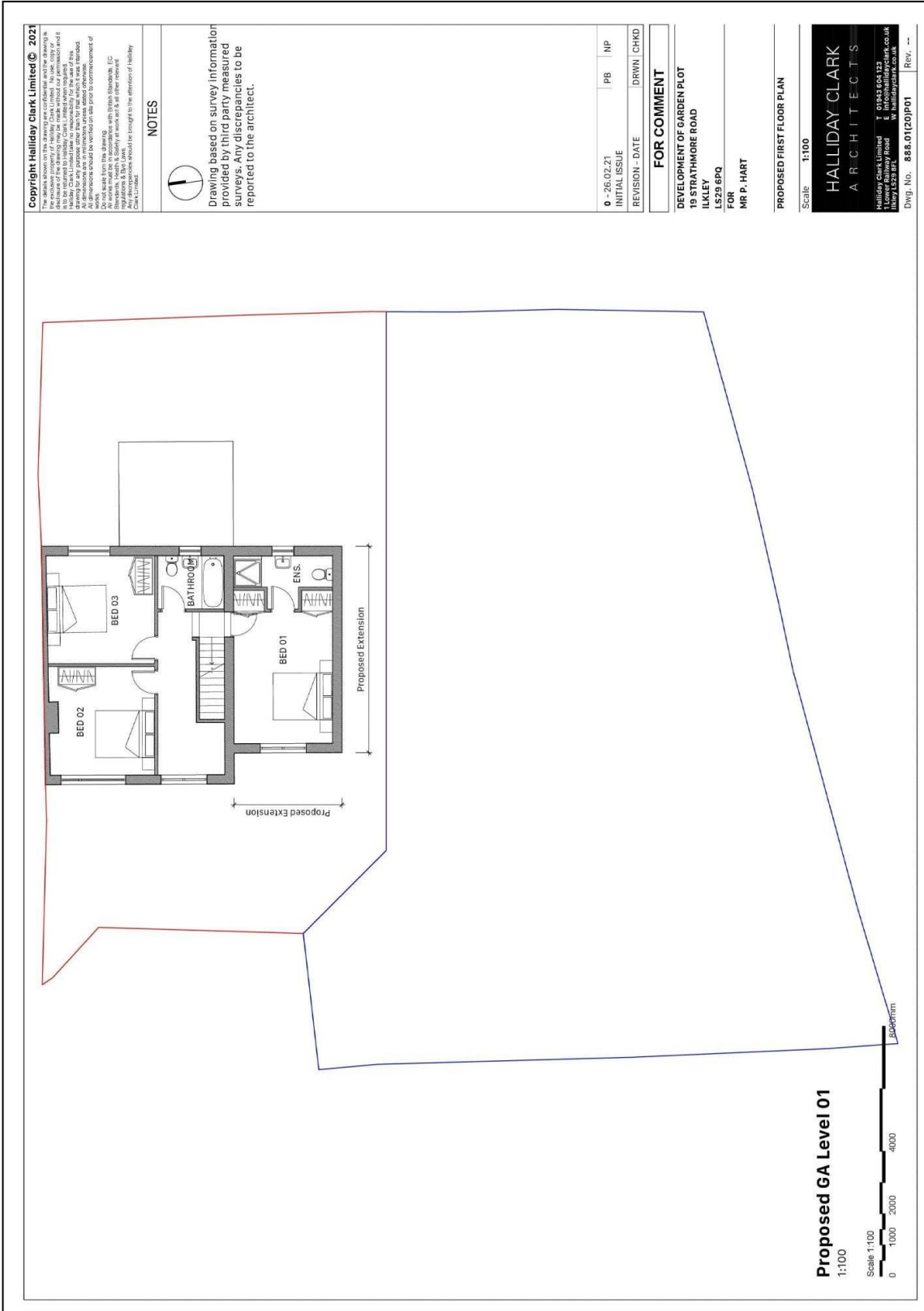
Proposed East Elevation
 1:100



Proposed South Elevation
 1:100







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NOTES



Drawing based on survey information provided by third party measured surveys. Any discrepancies to be reported to the architect.

0 -26.02.21	PB	NP
INITIAL ISSUE		
REVISION - DATE	DRWN	CHKD

FOR COMMENT

DEVELOPMENT OF GARDEN PLOT
 19 STRATHMORE ROAD
 ILKLEY
 LS29 6PQ
 FOR
 MR P. HART

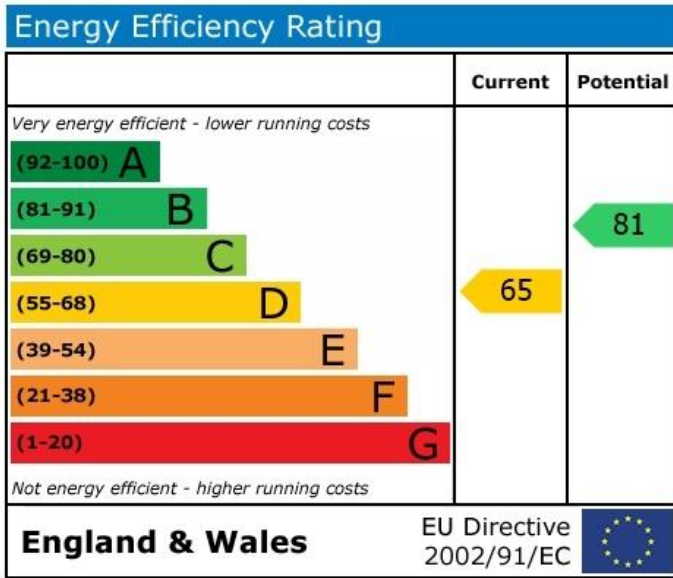
PROPOSED FIRST FLOOR PLAN

Scale: 1:100

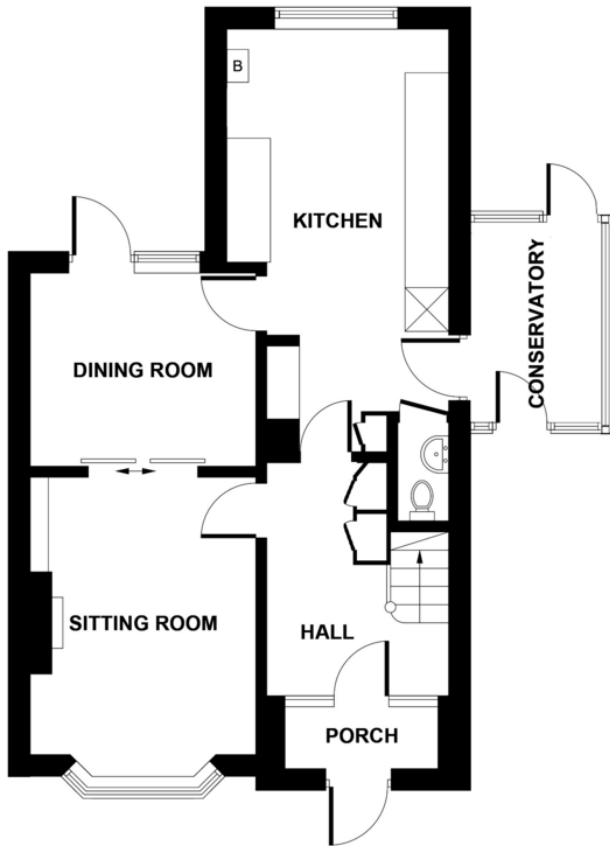
HALLIDAY CLARK
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 19 Strathmore Road
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 T: 0113 553 5533
 E: info@hallidayclark.co.uk
 W: hallidayclark.co.uk
 Dwg. No. 888.01(20)P01 Rev. --

Proposed GA Level 01
 Scale 1:100
 0 1000 2000 4000
 Millimetres

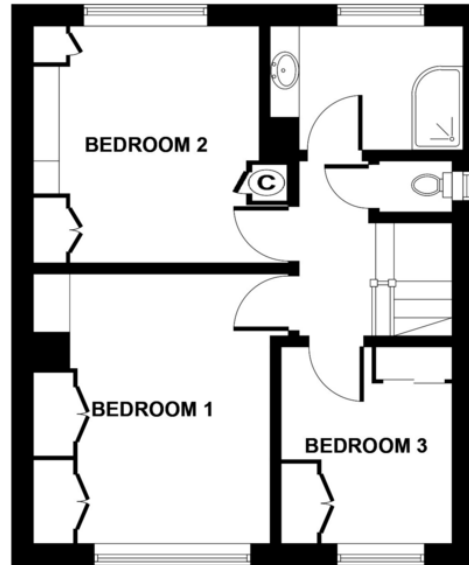
ENERGY PERFORMANCE



FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

19 STRATHMORE ROAD

APPROXIMATE GROSS INTERNAL AREA = 96.4 SQ M / 1038 SQ FT

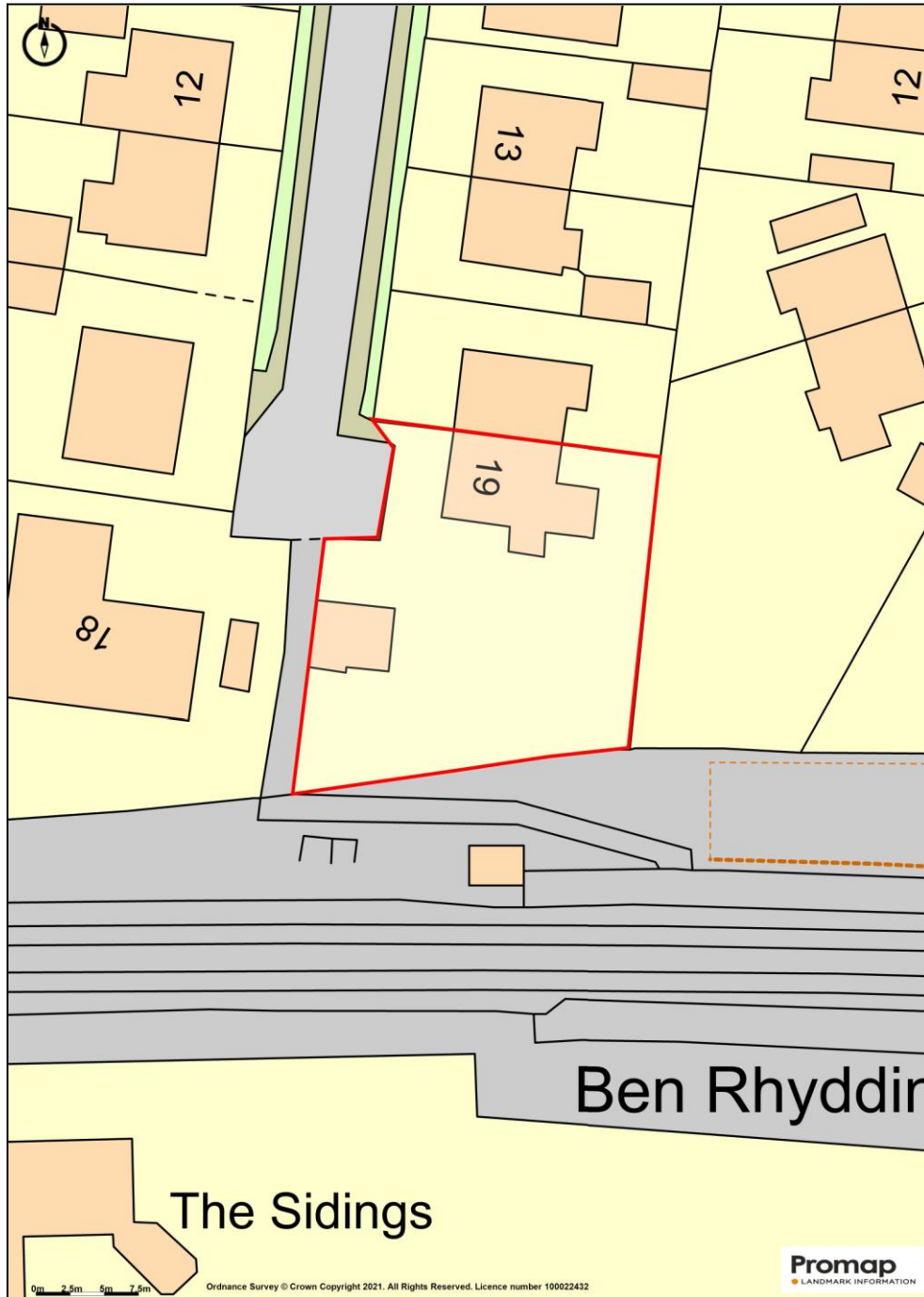
This plan is for reference only and is in accordance with PMA guidelines.

It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 794402)



SITE PLAN



These particulars are intended only to give a fair description of the property as a guide to buyers, accordingly (a) their accuracy is not guaranteed and neither Dale Eddison Estate Agents nor the Vendor(s) accept any liability in respect of their contents, (b) they do not constitute any offer or contract of sale and (c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information on these particulars