



Sandhills, Thorer, Leeds

Set within 57.5 acres of exquisite rural Yorkshire Countryside | Planning approved for two new dwellings | Planning approved for a large scale redevelopment of the main residence | Seller open to consideration on land allocation for different plots when dealing with multiple buyers | Close to Leeds | Exclusive area | Excellent commuter links

Development Opportunity | Asking Price: **£2,750,000**

Rosedale
& Jones 

Sandhills, Thorner, Leeds

DESCRIPTION

DEVELOPMENT OPPORTUNITY. Planning approved for three luxurious new homes. A very private and exclusive location set within 57.5 acres of rural Yorkshire landscapes.

Key Features

- Set within 57.5 acres of exquisite rural Yorkshire Countryside
- Planning approved for two new dwellings
- Planning approved for a large scale redevelopment of the main residence
- Seller open to consideration on land allocation for different plots when dealing with multiple buyers
- Close to Leeds
- Exclusive area
- Excellent commuter links



LOCATION

Located within the popular and highly exclusive village of Sandhills, Thorner and just on the outskirts of Leeds, Miry Carr Farm consists of approximately 52.5 acres of privately owned Yorkshire countryside. The property benefits from some excellent public transportation routes which run directly into Leeds, York and Harrogate. Additionally, the A1, M1 and M62 are all accessible in under 15 minutes by car and this location now benefits from the East Leeds Orbital Route and the heavy investment into the area as a result.

EXTERIOR/LAND

The property is accessed via a private road which has recently been upgraded in line with planning requirements, leading from Thorner Lane and consists of approximately 57.76 acres of privately owned land (large sections are used for animal grazing). The current owner is selling the main residence, which includes a brick outbuilding, three barns and approximately 52.5 acres, complete with approved plans to develop the main residence and convert the barn/outbuildings into two additional dwellings. Note: This property enjoys truly open and uninterrupted rural landscapes for as far as the eye can see on all sides. The property is about as secluded as any individual could ask for.

Main Residence

The property is approximately 4319sqft in size and is set out over two floors with nine bedrooms, seven bathrooms and eight reception rooms. Approved plans are in place to redevelop and modernise this property to a very high specification. Note: land allocation to remain with the main residence is open to consideration.

Barns and Outbuilding

Approved plans are in place to convert the area into two luxury four bedroom homes, as befitting the area. Note: land allocation for each plot is open to consideration.

Pricing Structure

Please note that the seller has a preference to sell the site to a single purchaser with the asking price set as quoted on this listing, however, each property has also been allocated with an individual asking price for interested parties who would prefer to acquire individual plot(s) rather than the whole site. All enquiries are welcomed.

- Main Residence - Asking price: £1,250,000

- 4/5 Bedroom Home located at Barn A - 'Offers above' £500,000

- 3/4 Bedroom Home located at Barn B - 'Offers above' £300,000

Note: land allocation is open to consideration and may impact the above quoted pricing.

Unique Reference Number

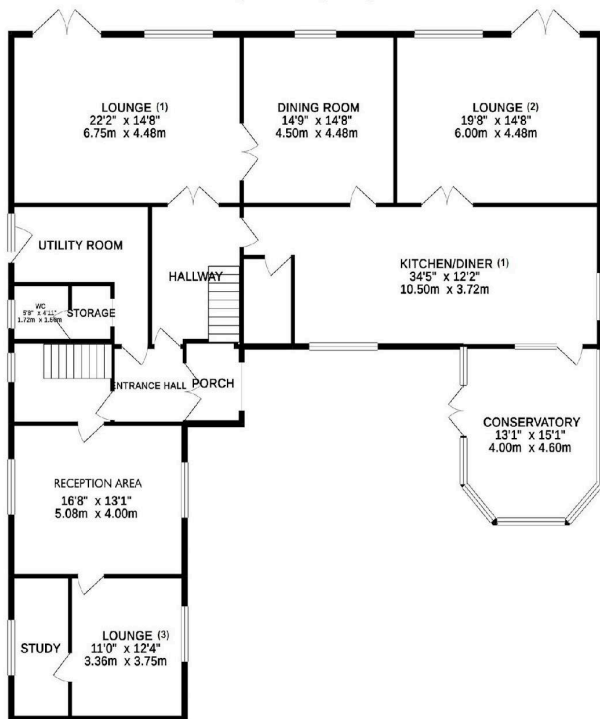
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Disclaimer

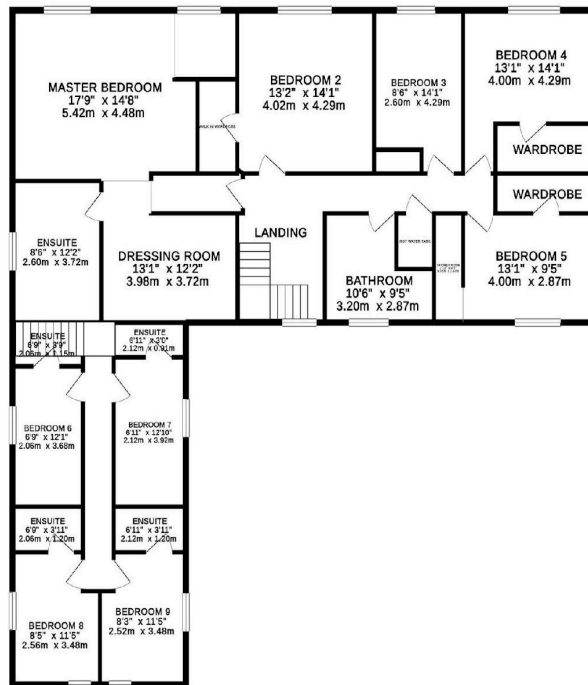
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans, distances and acreages referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



GROUND FLOOR 2282 sq. ft.
(212.0 sq. m.)



1ST FLOOR 2038 sq. ft.
(189.3 sq. m.)



9 bed detached house

TOTAL FLOOR AREA: 4319 sq. ft. (401.3 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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to sell or let?

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