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(A1312)

A prime residential development opportunity superbly situated within this popular commuting village with planning to create 6 dwellings being a mixture of new build and conversions...



**OLD HALL FARM
LAWNS TERRACE
EAST ARDSLEY
WAKEFIELD
WF3 2AH**

FOR SALE BY PRIVATE TREATY

PRICE GUIDE: £350,000 Subject to Contract

Viewing

**Strictly by prior appointment via the Agents
Wilbys (01226) 299221**

Old Hall Farm

This is an exciting small development scheme situated close to the centre of East Ardsley yet affording far ranging easterly views. Comprising a blend of new build and conversion properties within the historic setting of The Old Hall, yet within ¼ mile of Junction 41 of the M1 providing excellent links to Wakefield and Leeds; the site borders the Green Belt.

To be serviced from an extended and improved Lawns Terrace, there is scope to create an impressive development scheme in a good location where demand has traditionally been very good.

Unit 2



Units 1-3 A conversion scheme which provides for an enclosed courtyard setting. Unit 1 is a single storey return range whilst Unit 2 is a two storey building. Unit 3 includes a both a two storey building and attached single storey range.

Unit 4 A detached barn for renovation which will command excellent easterly views.

Unit 4 - Rear View



Units 5 & 6 New build individually designed detached houses providing approximately 174sq m (1,872sq ft) of floor area.

General Information

- Tenure:** Freehold.
- Possession:** Vacant possession will be granted upon completion.
- Services:** We are advised all services are within the vicinity of the site. We would, however, ask prospective purchasers to make their own enquiries as to the availability and adequacy of supplies.
- Directions:** From Junction 41 of the M1 Motorway follow signs for East Ardsley after ¼ mile a petrol filling station is located on the left hand side of the road, take the right hand turn onto Main Street and Old Hall Farm is located approximately 300 metres on the right.
- Plans:** The attached location plan identifies the Development site and has been prepared for Identification Purposes Only.
- Architects Plans:** Copies of the approved architects drawings may be inspected at the offices of Wilbys during normal office hours.
- Planning Approval:** Full Planning Permission has been granted by Leeds City Council, dated 22nd May 2007 reference no. P/07/03293/FU for the demolition of redundant agricultural buildings and the change of use of remaining agricultural buildings to create 4 x three bedroom dwellings and to erect 2 x four bedroom houses. Details can be viewed at Wilbys Offices during normal office hours.
- Listed Building Consent:** Listed Building Consent has been granted by Leeds City Council, dated 9th July 2007 reference no. P/07/03863/LI and dated 22nd May 2007 reference no. P/07/03295/LI
- Amenities:** East Ardsley is ideally located for access to Wakefield and Leeds City Centres along with access to the M1, M62 and M621 motorways for access to other metropolitan areas and further a field. Leeds and Wakefield are well catered with a variety of good shops, boutiques; the White Rose Shopping Centre is also within a short drive. Wakefield and Leeds are also well equipped with high quality schools
- Viewing:** By Prior Appointment with the Agents Only
- Guide Price:** **£350,000**

WWW.WILBYS.NET

Details of all properties currently on offer through Wilbys can be viewed by using the property search feature within Wilbys web site and the property search engine www.rightmove.co.uk

IMPORTANT NOTES:

1. All measurements, areas and distances quoted are approximate only. The measurements referred to in these particulars provide for a 6" tolerance purchasers must therefore take their own measurements if ordering carpets, equipment, etc.
2. Location plans, if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
3. Wilbys have not tested any apparatus, equipment, heating systems, fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
4. The boundaries, ownership and tenure of this property have not been checked against the Title Deeds for any discrepancies or rights of way, if any. These matters will be checked by the solicitors prior to the completion of any sale.
5. Items in photographs, where provided, are not necessarily included in the sale

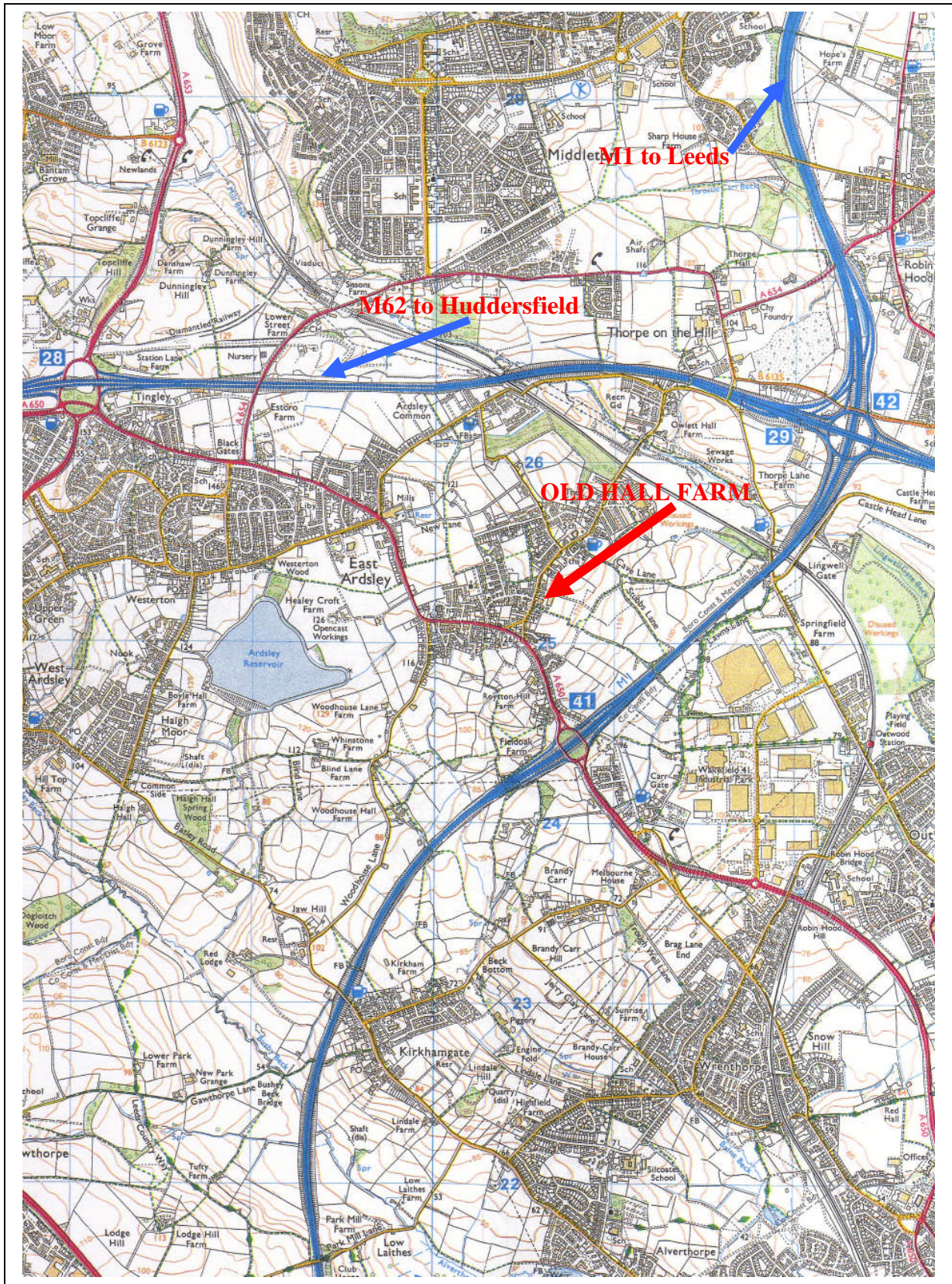
IMPORTANT NOTE

These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness or each of the statements contained in these Particulars.



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