

Land Off Carlton Lane, Carlton Lane, East Carlton, Yeadon, Leeds, LS19 7BG

£475,000

Offers Over

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A rare opportunity to acquire a building plot with full planning permission for a new four-bedroomed detached infill dwelling at Land off Carlton Lane, East Carlton. A delightful rural setting in the Green Belt area, on a plot previously known as Home Farm Cottage which extends to approximately 0.15 of an acre with an additional two-acre paddock to the rear. The location of the site is indicated on the accompanying plan, which is not to scale and for identification purposes only.

The proposed property will be arranged over two floors and will extend to approximately 2,350 square feet / 220 square metres and will briefly comprise - Ground floor -- entrance hall, sitting room, living/ dining kitchen, sun room, utility room and cloakroom/ WC. First floor - master bedroom with dressing room and en-suite, guest bedroom with dressing room and en-suite two further bedrooms and bathroom / WC. Outside there are gardens to front and rear plus attached single garage.

LOCATION

From Otley, proceed in an easterly direction along Bondgate and follow the road round to the right onto Gay Lane, where the road forks turn right onto East Chevin Road and up the hill. At the crest of the hill take the second turning on the right towards East Carlton. In the centre of the village where the road takes a sharp turn to the right, turn left along the track where the plot will be found identified by a For Sale board on the right-hand side.

PLANNING

Full planning permission was granted and Application Reference 12/02301 dated May 2012. A copy of the Decision Notice is available upon request or online. Copies of the permission together with further information is also available to view on the Local Authority website which is www.leeds.gov.uk.

SERVICES

Subject to connection charges and survey, mains electricity, water and drainage, are, it is understood, available.

ACCESS

Access to the plot is via the public highway. There is a right of way for the neighbouring property through gated access for them to access their septic tank in the two2-acre paddock.

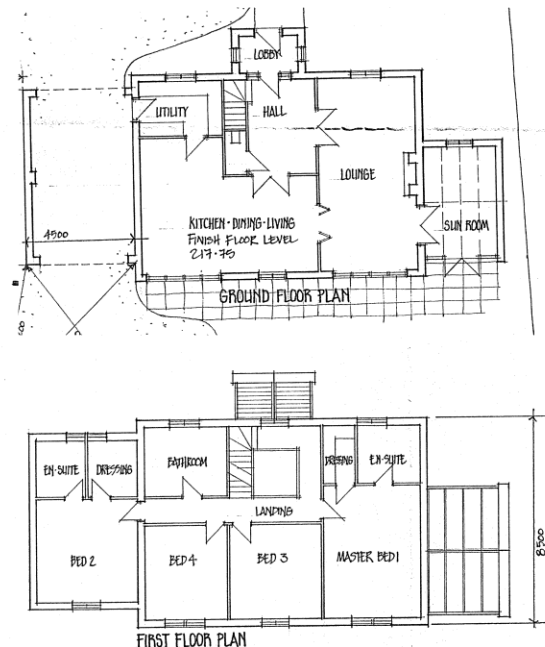
TENURE

The development site is offered for sale on a Freehold basis with vacant possession granted upon legal completion.

VIEWING

By appointment with Verity Frearson.

Tenure - Freehold



Verity Frearson

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