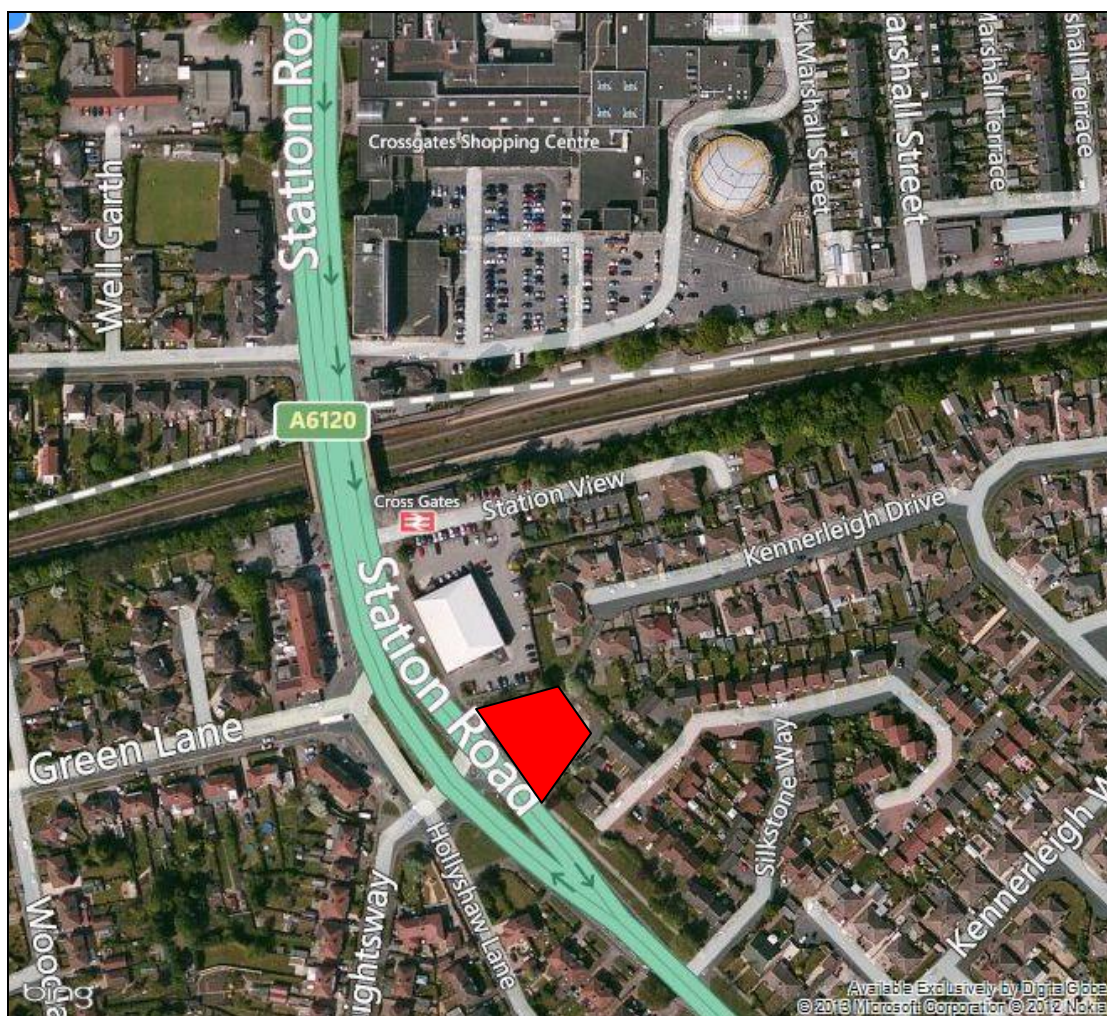


FOR SALE

**EXCELLENT DEVELOPMENT SITE ADJACENT TO M&S SIMPLY FOOD
0.43 Acres (0.17 HA)**

SUITABLE FOR VARIOUS USES SUBJECT TO OBTAINING PLANNING



Station Road, Cross Gates, Leeds, LS15 8BZ

LOCATION

Cross Gates is a busy residential suburb situated approximately 5 miles east of Leeds City Centre. The site is strategically located approximately 1 mile from Junction 46 of the M1, providing access to the National Motorway Network.

The site is located on Station Road directly adjacent to Marks & Spencer Simply Food and is a two minute walk from Cross Gates railway station.

Cross Gates Shopping Centre is located within walking distance of the subject site, retailers include Tesco Metro, New Look, Wilkinson's, to name a few.

DESCRIPTION

The site equates to approximately 0.43 Acres (0.17 HA) and benefits from excellent road frontage to Station Road (A6120). The site is regular in shape and level in nature.

TOWN PLANNING

The site previously benefited from planning consent for 23 apartments, Application Ref: 09/04789, which has now expired, but has potential to be renewed. CJCT Architects (formerly Carey Jones) secured the previous planning consent for 23 residential apartments, please contact either Chris Jones or Rob Cunniff on 0113 2245000 to discuss the previous scheme in further detail.

The most recent planning application dates back to 28th January 2013, Planning Ref: 12/04630; for the development of a medical centre and surgery. The decision of this application is expected in the near future.

We understand that the site is to be re-allocated within the boundary of the Town Centre under a proposed adjustment to the LDF and therefore will suit a number of alternative uses.

TENURE

The site is available Freehold (unencumbered) with vacant possession.

Alternatively, the owner would be prepared to agree a Design and Build package on a Leasehold basis, subject to agreement and covenant strength.

OFFERS

The property is offered for sale by private treaty, through informal tender via the joint selling agents.

Our client would prefer an unconditional sale based on information available.

Alternatively, our client may be willing to consider a conditional sale, Subject to Planning or may consider a Leasehold / Joint Venture proposal, subject to negotiation, terms and contract.

VAT and LEGAL COSTS

We understand that the sale will not be subject to VAT.

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWINGS

All interested parties can view the site from Station Road.

CONTACT / FURTHER INFORMATION

Please do not hesitate to contact the Joint Selling agents for further information.

James Bielby MRICS

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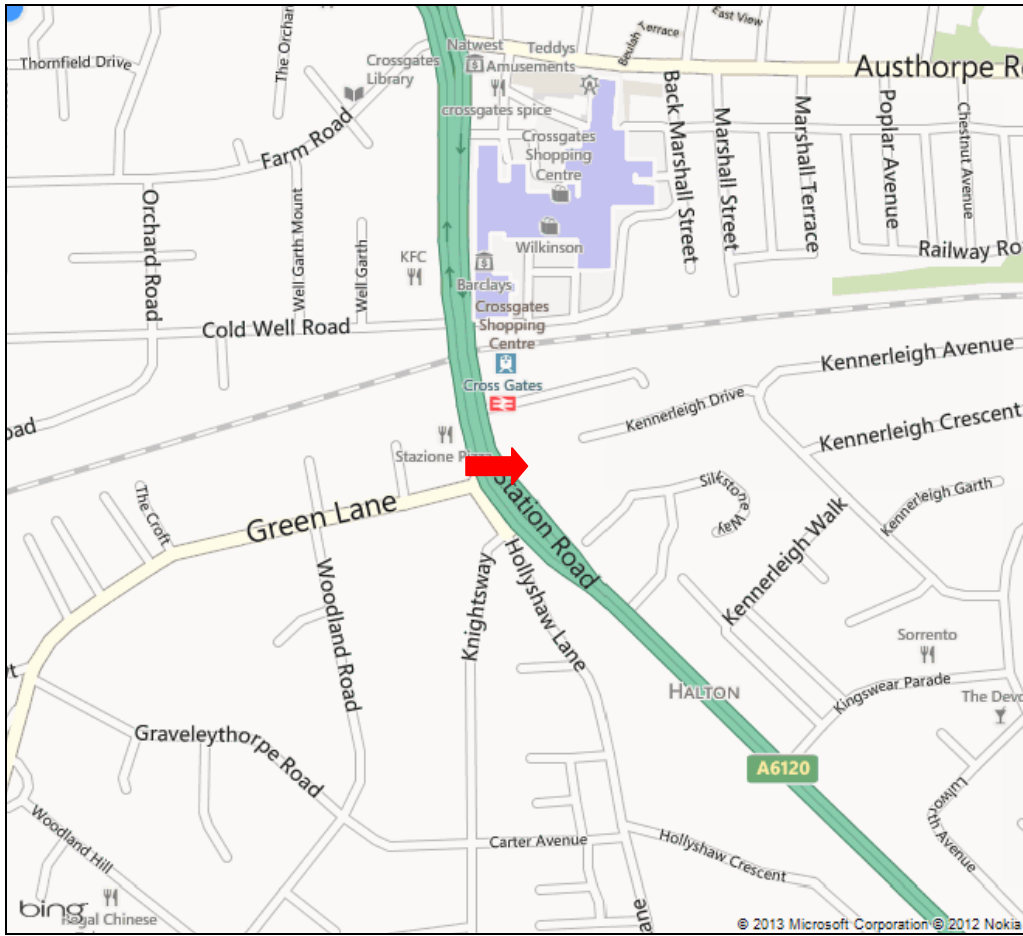
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Indicative scheme design of proposed Residential Development



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