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**EXCELLENT RESIDENTIAL DEVELOPMENT OPPORTUNITY  
WITH PLANNING PERMISSION (with potential for alternative uses)**



*NB. Please note that the site areas shown in Red and Blue above are indicative boundaries only*

# **FOR SALE**

## **RESIDENTIAL DEVELOPMENT SITE AT WOODSIDE WORKS, LOW LANE, HORSFORTH, LEEDS**

**Approximately 8.0 Acres (3.237 HA) Gross Site Area**

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## LOCATION

Horsforth is a town and civil parish within the City of Leeds metropolitan borough, in West Yorkshire, lying approximately 4.5 Miles to the north west of Leeds city centre. Horsforth straddles the Leeds Outer Ring Road (A6120) and is conveniently situated for the A65 and A660 which provide easy access to Leeds city centre.

Public transport facilities from Horsforth are very good; with Horsforth train station located less than 0.5 miles from the subject site, providing easy access to York, Harrogate and Leeds; plus numerous bus routes through Horsforth to Leeds city centre and surrounding areas.

## DESCRIPTION

The site, formerly a Dye Works mill, equates to approximately 8.0 acres (3.237 HA) shown edged Blue and Red on the aerial photograph on the front page and has a net developable area equating to between approximately 3.5 (1.416 HA) and 4.0 acres (1.619 HA) shown edged Red on the attached aerial photograph, which includes the pair of semi-detached houses situated on Low Lane, proposed to be demolished in order to provide an improved access route off Low Lane in to the site.

The proposed residential development site is located off Low Lane in Horsforth and currently accessible via a made track to the right of the pair of Semi Detached houses at 215 A & B Low Lane. The site is situated in a woodland setting and in a predominantly residential area.

The site is fairly regular in shape and sloping from South to North, with a cleared development platform to the central area of the site.

All buildings on the site have now been demolished, other than the two residential properties at 215 A & B Low Lane, which will be demolished under the planning permission for redevelopment. The eventual purchaser will be responsible for demolishing the existing residential properties.

Please note that the Red and Blue edged site boundaries shown on the enclosed aerial photographs are for indicative purposes only and are not precise site areas.

## TOWN PLANNING / PLANNING HISTORY

The site is located within the administrative boundaries of Leeds City Council (LCC).

The site received an Outline Planning Consent (Planning Ref No. 07/04383/OT) on 19th September 2007 for the development of 57 x two bedroom apartments, 13 x one bedroom apartments, 9 x two bedroom houses and 12 x three bedroom houses; therefore a total of 91 residential units.

We understand that a new planning application was made on 4th July 2008 – Application Reference No. 08/04075/OT.

On 28th July 2009 the site was Granted an Approval for Outline Planning Permission with the proposal: Outline application to layout access road and erect residential development (Application Ref no. 08/04075/OT) – subject to Reserved Matters.

The plan submitted along with the application and S.106 in respect of Planning Ref 08/04075/OT shows 1 detached dwelling, 10 x 2 bed apartments, 4 x 1 bed apartments and 46 x two and three bedroom houses, therefore a total of 61 units.

A renewal of Planning Reference No. 08/04075/OT was made in 2011 in order to keep the planning permission live, the renewal Planning Reference No. is 11/02795/EXT.

A new planning application has been made to Leeds City Council Planning Department in-line with Planning Reference No. 11/02795/EXT.

It is our opinion that the site may be suitable for a number of alternative uses such as care village, care home, senior living and other similar uses; subject to obtaining the necessary planning consent.

## SECTION 106

The S.106 relating to planning permission Ref No. 08/04075/OT and Renewal 11/02795/EXT details that the following Planning Gain under Section 106 of the Town and Country Planning Act 1990; this has been agreed and dated 22<sup>nd</sup> July 2009 between Leeds City Council and John Ogden Properties Ltd, as follows:

- Administration Fee - £834.45
- Affordable Housing Administration Fee - £2,850.00
- Affordable Housing Contribution – 15 units comprising 10 submarket units for shared ownership, discounted sale, or submarket rent, and 5 social rented affordable units
- Greenspace Contribution - £16,689.00
- LPA Management Fee - £3,600.00
- Public Transport Infrastructure Contribution - £34,815.00
- Travel Regulation Order Fee - £5,000.00
- Travel Plan Monitoring Fee - £2,500.00
- LPA Legal Costs - £2,813.20

## TENURE

The property is available Freehold and we understand the Title's to be unencumbered. The site is made up of three Titles and includes Title No's: WYK 248508, WYK 293555 and WYK 79962.

## TENANCIES

We understand there are currently no tenancies in place on the Woodside Works site and the site is available with Vacant Possession.

We understand the two residential properties at 215 A&B Low Lane are subject to AST's currently and Vacant Possession will be given to the eventual purchaser of the whole site.

## VAT and LEGAL COSTS

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

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

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**Misdescriptions Act 1991:** These details are believed to be correct at the time of compilation, but may be subject to subsequent amendment. December 2014

## OFFERS

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

Our clients would prefer an unconditional sale based on information available although Conditional Offers – Subject to Reserved Matters will be considered.

Subject to Contract

## VIEWINGS

Any interested party wishing to walk the site and inspect the properties must contact the selling agents to make the necessary access arrangements.

## TECHNICAL INFORMATION

The full technical information pack is available via a Data Room and access will be provided to all serious interested parties. An email to [james@bielbyassociates.co.uk](mailto:james@bielbyassociates.co.uk) confirming in principle interest is required before access to the Data Room will be given.

## CONTACT

Please do not hesitate to contact the sole selling agents for further information.

## James Bielby MRICS

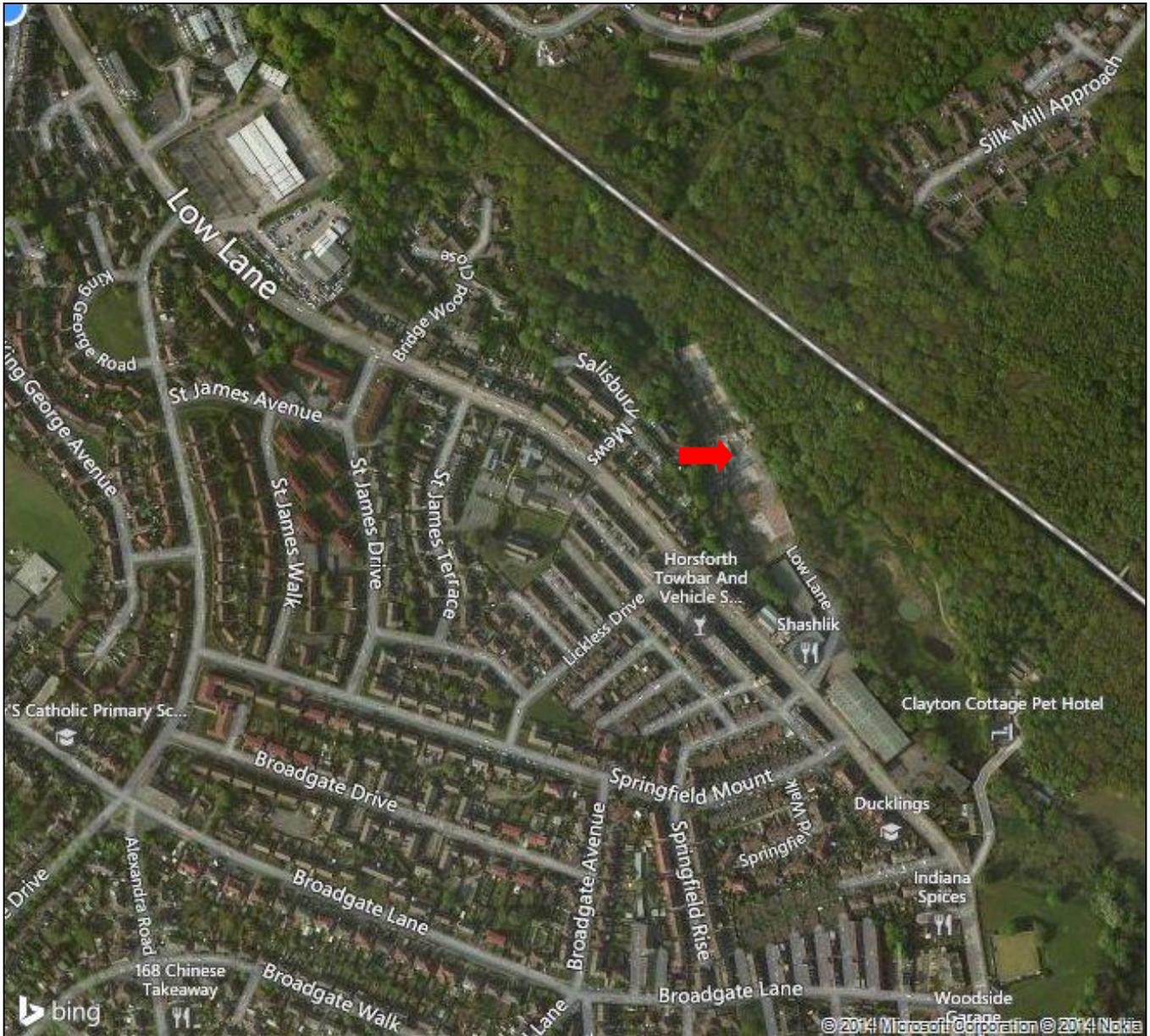
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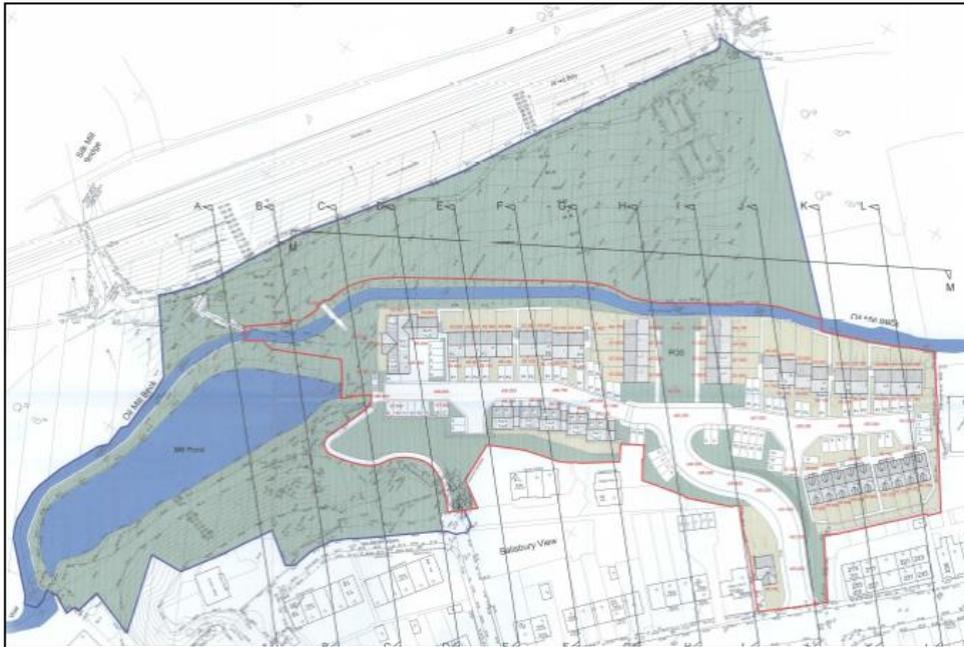
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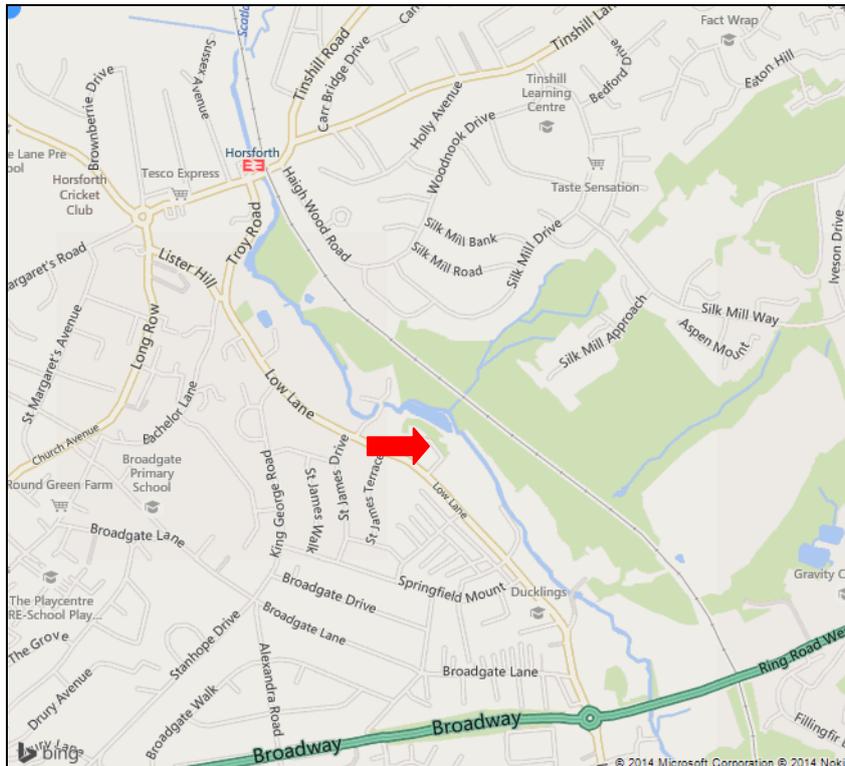
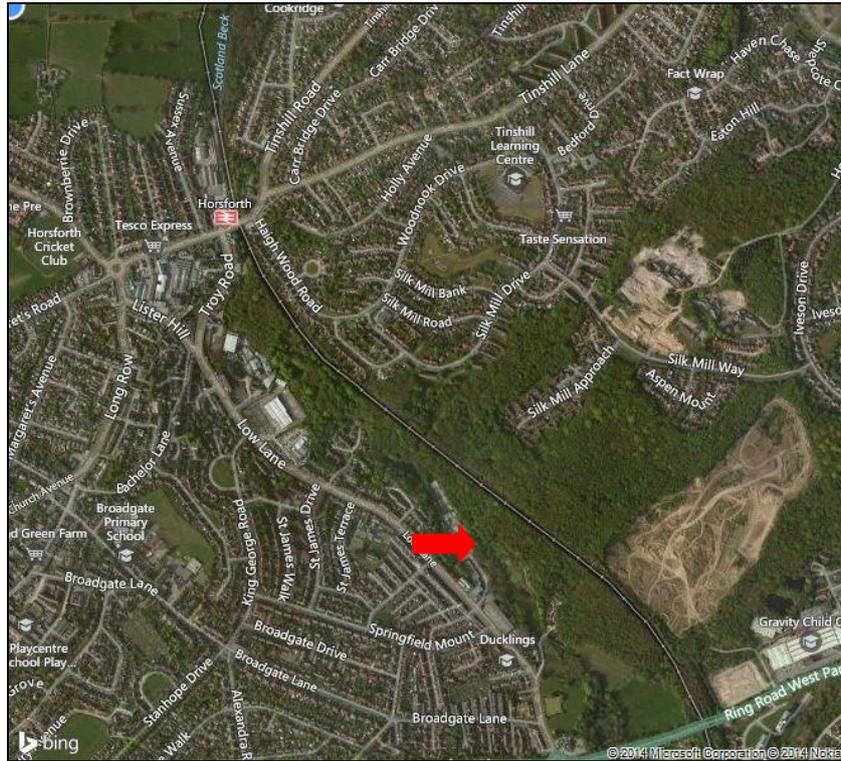
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