



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE (MAY LET)

DEVELOPMENT/ STORAGE LAND (STP)

LAND AT WALFORD ROAD, LEEDS, LS9 7QT

0.33 ha (0.84 acres) approx.

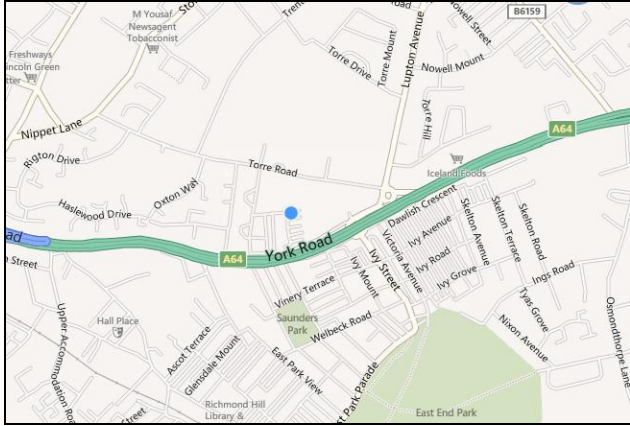


- Suitable for a variety of uses (subject to planning)
- Approximately 1.5 miles to the north east of Leeds city centre
- Three adjacent dwellings (numbered 21, 23 and 27 Walford Road) available by separate negotiation

0113 2348999

Location

The premises are located with access off Walford Road which is linked to Torre Road (and in turn York Road A64) by Glenthorpe Crescent, approximately 1.5 miles to the north east of Leeds City Centre.



Description

The premises comprise a regular shaped site with frontage of approximately 35m to Walford Road. Former industrial buildings on the site have been 'cleared'.

The site is offered 'as is' or alternative re-claimed and primed for a purchasers proposed use and/or development.

A number of adjacent and contiguous terraced dwellings (one of which has previously been used as offices) are available by separate negotiations.

Total Site Area 0.33 ha 0.84 acres approx

Services

All mains services are understood to be available to the property. Prospective purchasers must satisfy themselves with regard to position, condition and capacity.

Planning

Planning permission was granted in August 2007 (reference 07/03486/OP) for two blocks of flats subject to reserve matters. The permission has expired.

A certificate of lawfulness was provided in 1979 (application number H32/857/79) for the established use as haulage and removal depot and warehouse. We are further advised of planning permissions granted in 1981 and 1986 for residential development and to replace existing buildings.

Prospective purchasers must satisfy themselves with regard to all planning matters and the use to enquiries to Leeds City Council tel. 0113 2224444.

Tenure

Freehold

Terms

Price and lease terms available upon application.

VAT

Prices/rents are quoted exclusive of VAT, if applicable.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with the transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel

Tel: 0113 234 8999
andrew@michaelsteel.co.uk

Our Ref: 1422/A/S

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.