



The Bungalow Farm, Scotland Lane, Horsforth, LS18 5SF

Guide Price: CIRCA *£1,400,000



Description

An ideal opportunity to acquire a detached bungalow together with a series of outbuildings, a delightful, well stocked garden and paddock land extending to approximately 3.847 acres (1.557 ha). The property has been a wonderful family home for many years with a generous plot and productive vegetable garden and could be used as a single dwelling as existing.

The site has had a recent pre planning application accepted in principle, for the redevelopment of the site to provide five detached houses. The council planners have deemed the site suitable for redevelopment in a letter dated 21 November 2022.

The bungalow comprises as per the floorplan and provides a comfortable home, which could be adapted and or extended, subject to the necessary consents. The existing outbuildings consist of the following
(external measurements):

- 2 x single storey sheds - 50' x 26' (15.24m x 7.92m)
- 1 x single storey shed - 70' x 18' (21.34m x 5.49m)
- 2 x garages and a store - 30' x 21' (9.14m x 6.40m)
- Brick built stables 95' x 19' (28.96m x 5.79m)





Location

The site is situated in the popular suburb of Horsforth, so conveniently placed for Leeds city centre. The grounds consist of formal garden, vegetable garden a series of outbuildings and a paddock. The neighbouring properties have been extended and re-developed over recent years into much larger properties than were originally built. The immediate area supports an excellent range of services and amenities, including a great selection of junior, senior and private schools, with Leeds city centre within easy commuting distance by both road and rail, and the airport a short drive away.

Tenure

Freehold with vacant possession upon completion.

Energy Performance Certificate

Grade F.

Services

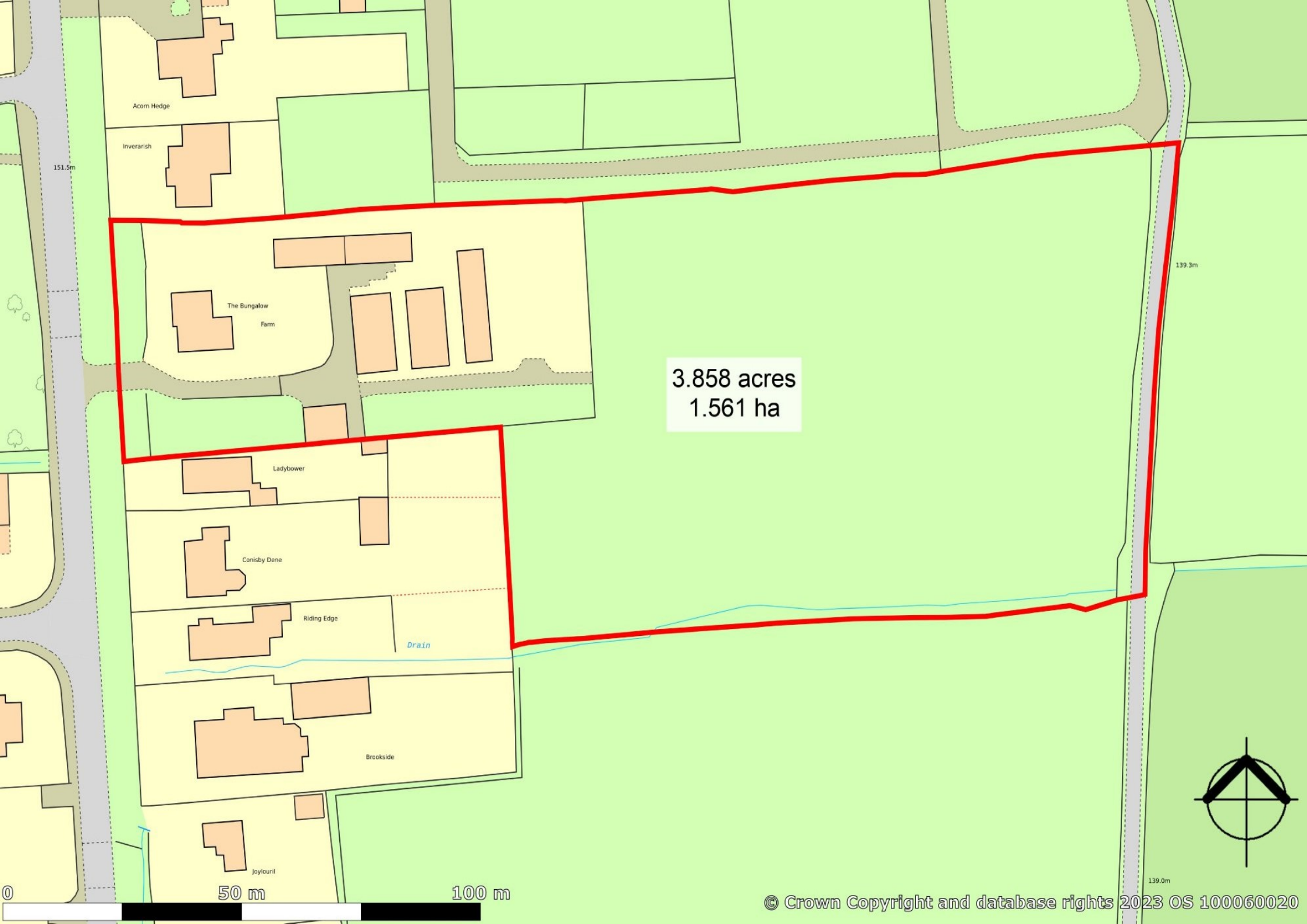
All mains services are connected to the property, with the exception of gas.

Solicitors

Milners Solicitors, 11A Princess Square, Harrogate, HG1 1ND. Tel 01423 530103 FAO: Kim Stockburn.

*See general conditions of sale for further information relating to the definition of Guide Price, Reserve Price and Additional Non Optional Fees and Costs.





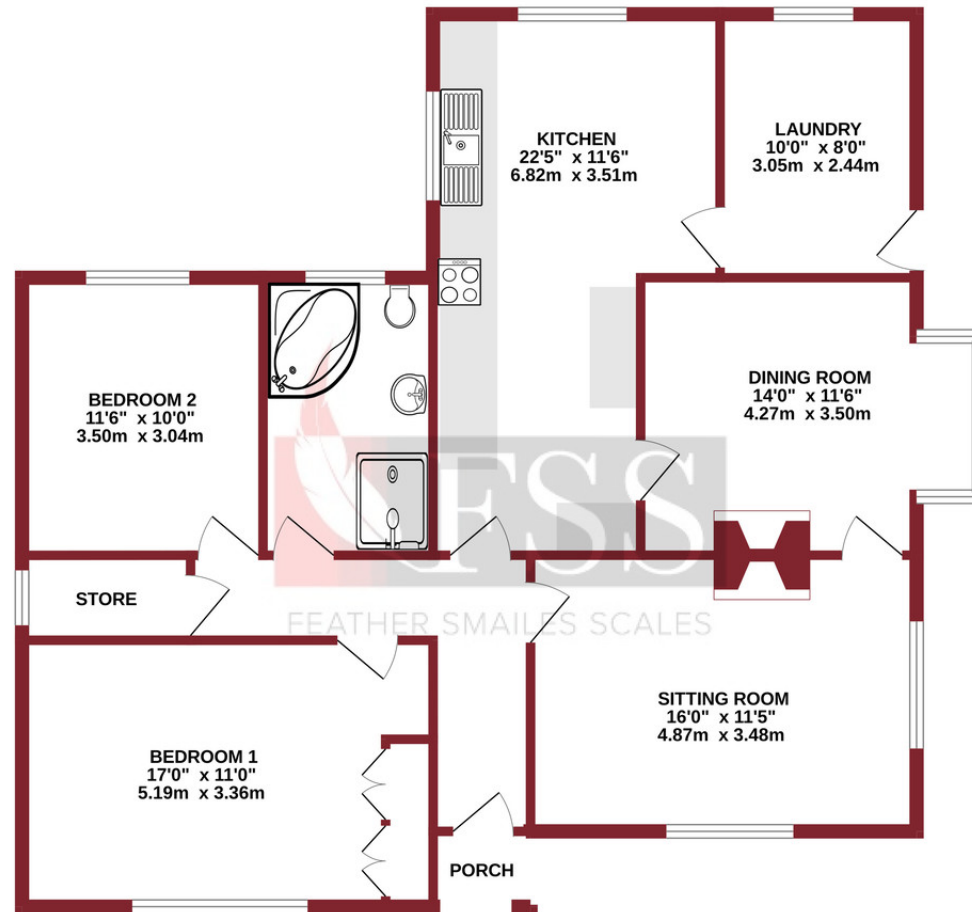
3.858 acres
1.561 ha

0

50 m

100 m

GROUND FLOOR
1135 sq.ft. (105.5 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 sq.m.) approx.
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