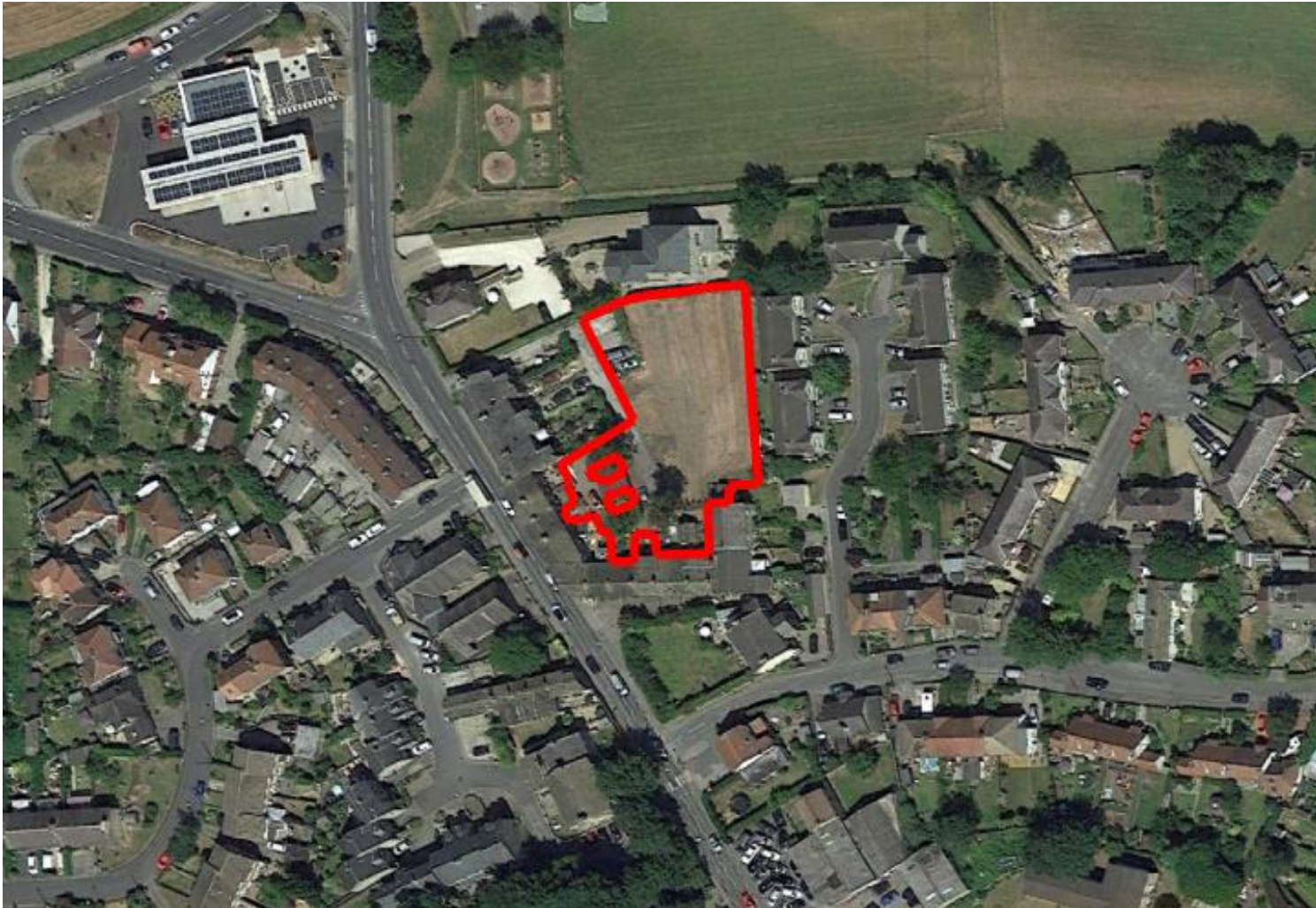


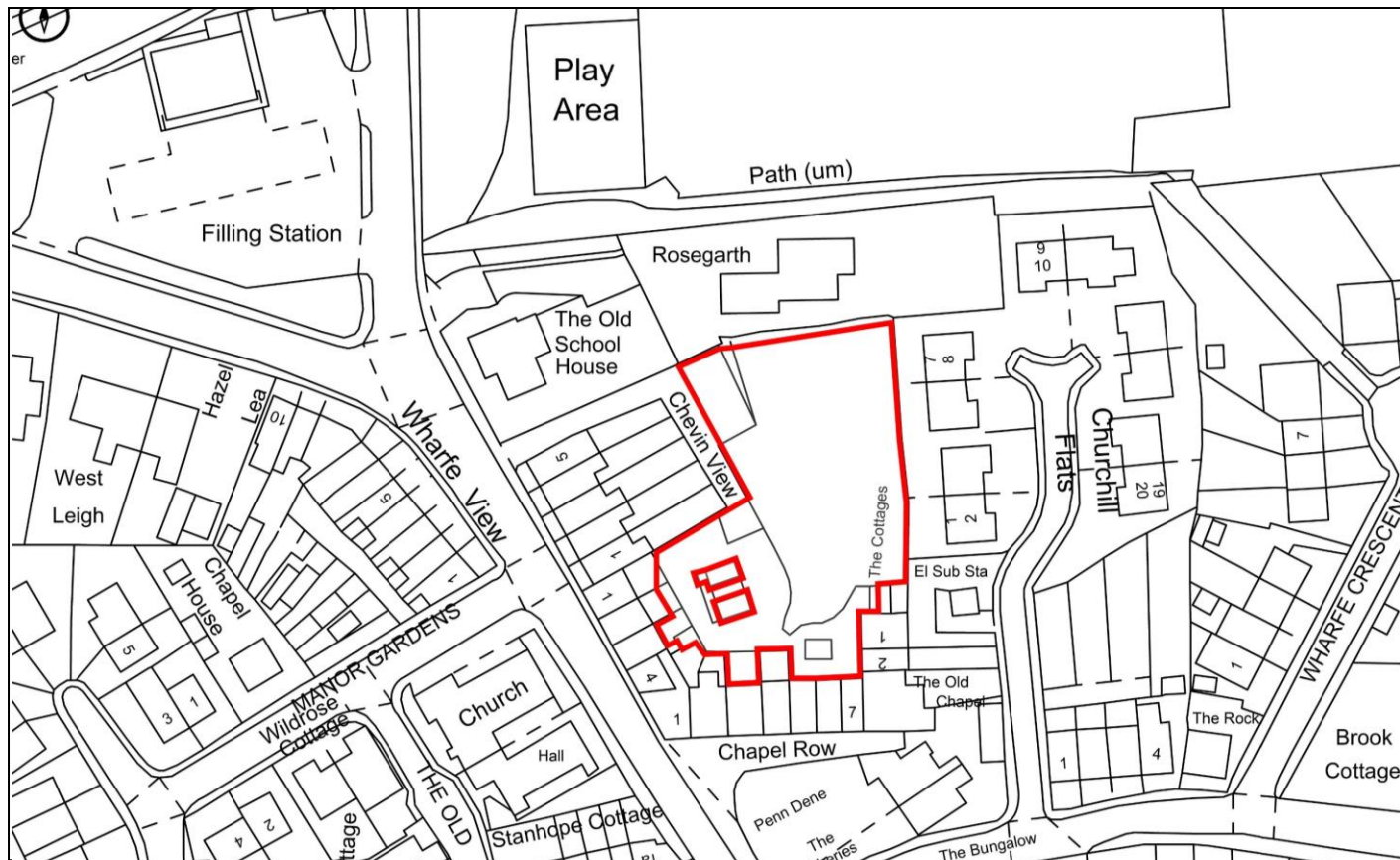


Guide Price £125,000

- 0.49 acres (0.198 ha)
- Amenity Land
- Development Potential (Subject to necessary consents)

Land At Chapel Row, Pool in Wharfedale, Leeds, LS21 1NE

A POTENTIAL RESIDENTIAL DEVELOPMENT SITE, subject to planning, within the village of Pool in Wharfedale. The site extends to approximately 0.49 acres (0.198ha). The site is currently amenity/grass and scrub land.



Land At Chapel Row, Pool in Wharfedale, Leeds, West Yorkshire LS21 1NE

Harrogate 9 miles, Leeds 10 miles (all distances approximate)

General remarks

The land comprises a level and predominantly grassed area extending to around 0.49 acres (0.20 hectares), bounded by a number of residential properties. The site enjoys a pleasant setting within an established residential area, benefiting from convenient access to local amenities and transport links, within the Conservation area of the village.

The land may be suitable for alternative uses or development (subject to planning permission), such as residential dwellings, garden extensions, or other amenity purposes.

Directions

Leave Harrogate on the A61 towards Leeds at the Buttersyke Bar roundabout take the third exit (A658) towards Bradford/Pool/Otley. Continue along the A658 until you reach the village of Pool-in-Wharfedale. The main access is via the A658 bridge crossing the River Wharfe into the village. Once in the village, the access to the site is located after the first detached house on the left hand side, before the terraced houses.

what3words: prosecuted.amplification.showings

Local Authority

City of Leeds Council, Civic Hall, Calverley Street, Leeds, LS1 1UR and
Merrion House, 110 Merrion Centre, Leeds, LS2 8BB

Tel: 0113 222 4444

www.leeds.gov.uk

Tenure & Occupation

The property is sold freehold and vacant possession will be available upon completion of the sale.

Wayleaves, Easements & Rights of Way

The property is sold subject to all existing rights of way, both public and private, whether mentioned in these particulars or not which may affect the property.

Method of Sale

Expressions of interest/offers are invited for the whole site. The seller will consider an option or promotion agreement conditional upon planning being granted. The property is offered for sale by private treaty although the vendors reserve the right to conclude the sale by any other method.

Viewing

Strictly by appointment with the agents Lister Haigh by calling Giles Chaplin on 01423 860322 or emailing gileschaplin@listerhaigh.co.uk

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to ensure you are kept up to date with the progress of the sale.

Buyer Anti Money Laundering Checks

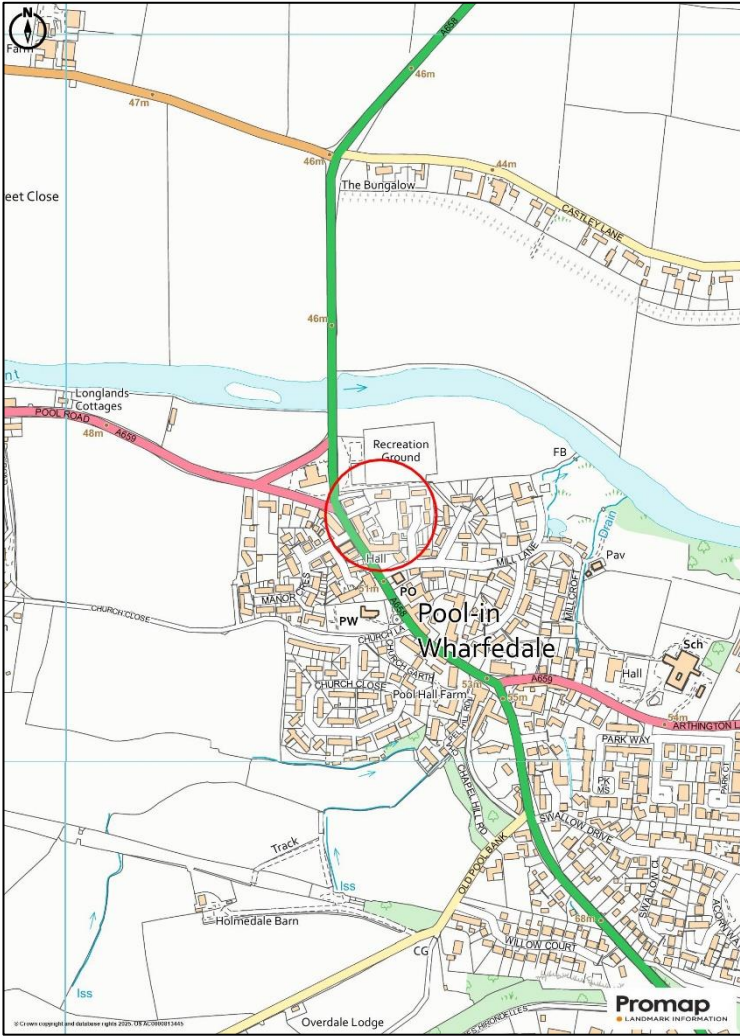
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Lister Haigh Ref: LHH250110

Location Plans



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Contact us

 **01423 860322**

 **sales@listerhaigh.co.uk**