

GUIDE PRICE
£500,000

BIDDING DEPOSIT
£9,000

DIGITAL AUCTION DATE
24th July 2019

BY ORDER OF



**Land at Grange Farm, Park Road, Colton,
Leeds, West Yorkshire LS15 9AJ**

Bid1.
Digital Trading Platform

Property Summary

- Residential development opportunity in a historic village close to Leeds and the M1
- Freehold vacant 0.57 acre (0.23 ha) development opportunity
- Suited to 5 dwellings subject to planning
- Historic Greenbelt village centre
- Close J's 45 & 46 of M1

Location

The City of Leeds is the fastest growing city in the UK with a population of around 3m and enjoys a diverse economy with a workforce of 1.5m of whom 77% work in the private sector. Leeds has the fourth largest student population in the UK with four universities and is the largest legal and financial centre outside of London with 30 national and international banks represented including the Bank of England. Other major employers include William Hill, ASDA, Direct Line, BT Group and AVIVA, as well as over 100,000 working in the public sector for the City Council, NHS and the Dept of Health. Leeds lies at the junction of the M1 with the A1(M) and the M62 trans Pennine route, 170 miles to the north of London and less than 20 miles from the Yorkshire Dales National Park to the north, the Lincolnshire Wolds to the east and Pennines to the west.

Colton lies 5 miles to the east of the City centre just to the north of the M1 with easy access off junction 45 with Pontefract Lane, and 46 with the A6120 Selby Road, location of the Thorpe Park Business Park, adjoining Colton Retail Park and new Springs Leisure Park and the location of a new Railway Station to serve an area designated for 11,000 new homes.

Colton is a popular residential location with new development centred around the attractive and historic Colton old village centre, with the property lying in the historic heart of the village, accessed off Park Road in a semi rural Green Belt location where new development opportunities are limited.

Description

The property comprises an L shaped area of grazing land upon which there are two storage buildings. The site is accessed off Park Road and extends to approx. 0.57 acres (0.23 ha) with open fields on two sides, forming a part of the adjoining Grange Farm equestrian centre.

Planning

The site is unallocated for any specific development in the Leeds Unitary Development Plan (UDP Review 2006) and draft Site Allocations Plan but is considered as suited to residential development (www.leeds.gov.uk/planning) As the property lies within the Colton Conservation Area any demolition will require planning permission and development proposals should preserve or enhance the special character of the conservation area and its setting. A courtyard scheme of 5 dwellings of materials and character influenced by nearby historic house and barns will be preferred. Access will be off Park Road where there is a traditional stone wall boundary, which should be retained however the point of access may be changed - further technical information from www.leeds.gov.uk/property. Interested parties must make their own enquiries and satisfy themselves as to the requirements of the Planning Authority to ensure that the property is suited to their purposes -

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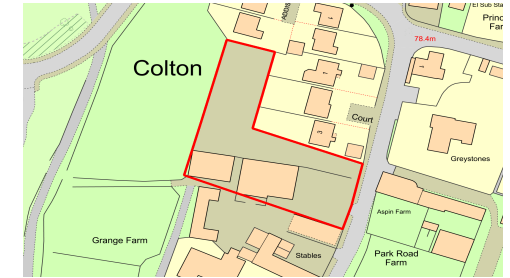


Note

Please note that additional purchaser costs are specified in the special conditions.

Tenure

The property is sold with vacant possession subject to a grazing letting at will.



Contact BidX1

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