

FOR SALE



Potential Development Site
1.67 Acres

WELLSPRING, 15 WEETWOOD CRESCENT, LEEDS, LS16 5NS

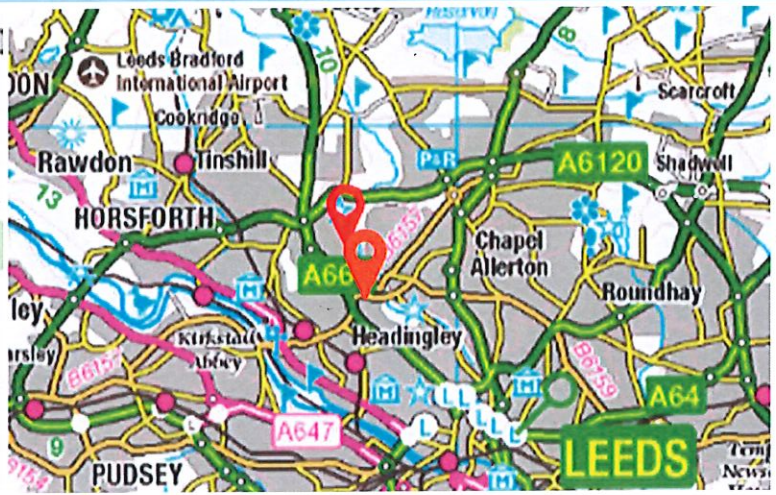
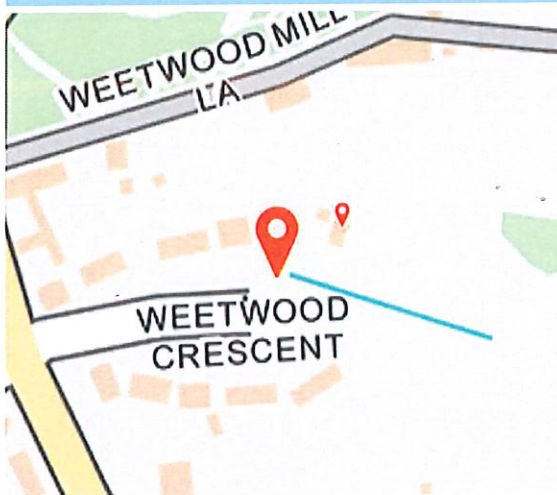


- Detached house
- Standing in 1.67 acres of land
- Popular location off Weetwood Lane

PRICE: Offers in excess of
£850,000

1.67 Acres

WELLSPRING, 15 WEETWOOD CRESCENT, LEEDS, LS16 5NS



LOCATION

The site stands at the end of a quiet cul-de-sac in a premier residential locality off Weetwood Lane, readily accessible for the Leeds outer ring road. The area stands within close proximity of the suburban centres of Adel, Headingley, Horsforth and Moortown. There is easy access to a number of high-quality schools including The Grammar School at Leeds, Richmond House, Weetwood Primary and Moorlands. There is easy access to the David Lloyd gym and the Moor Allerton District Centre, both off the Leeds outer ring road, are within close proximity. Leeds City Centre is approximately 3.5 miles away.

DESCRIPTION

The property comprises a site area of 1.67 acres currently incorporating an architect-designed house with beautifully maintained gardens comprising lawns, mature trees and water features, many of which could be retained to complement any development of the site. Developers may wish to retain the existing architect-designed house which has accommodation laid out on two floors and extends to 1690 sq ft (157 m2) and comprises:

ACCOMMODATION	
GROUND FLOOR	
Entrance lobby, dining hall, cloakroom with WC living room, study, kitchen, bedroom, ensuite bathroom.	
FIRST FLOOR	
Staircase/Landing, 3 bedrooms, shower room	

A copy of the site plan is attached with the land area edged in red.

SERVICES

The existing property benefits from all mains services. No test of the services has been made and purchasers should rely on their own investigations.

PLANNING

The vendors are seeking unconditional offers only, but purchasers should make their own enquiries of the local planning authority.

FLOODING

The property stands in flood risk Zone 1.

TREE PRESERVATION ORDERS

The site is covered by the City of Leeds Tree Preservation Order (No.17) 2010, a copy of which is available on formal request from the selling agent.

TERMS

The freehold interest is offered for sale unconditionally at offers in excess of £850,000

VAT

Our client advises that VAT is not applicable on this transaction. Your legal advisors should verify.

LEGAL COSTS

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

EPC

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The above EPC relates to the existing building.

VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarrormcallister.co.uk

www.nabarrormcallister.co.uk

January 2025



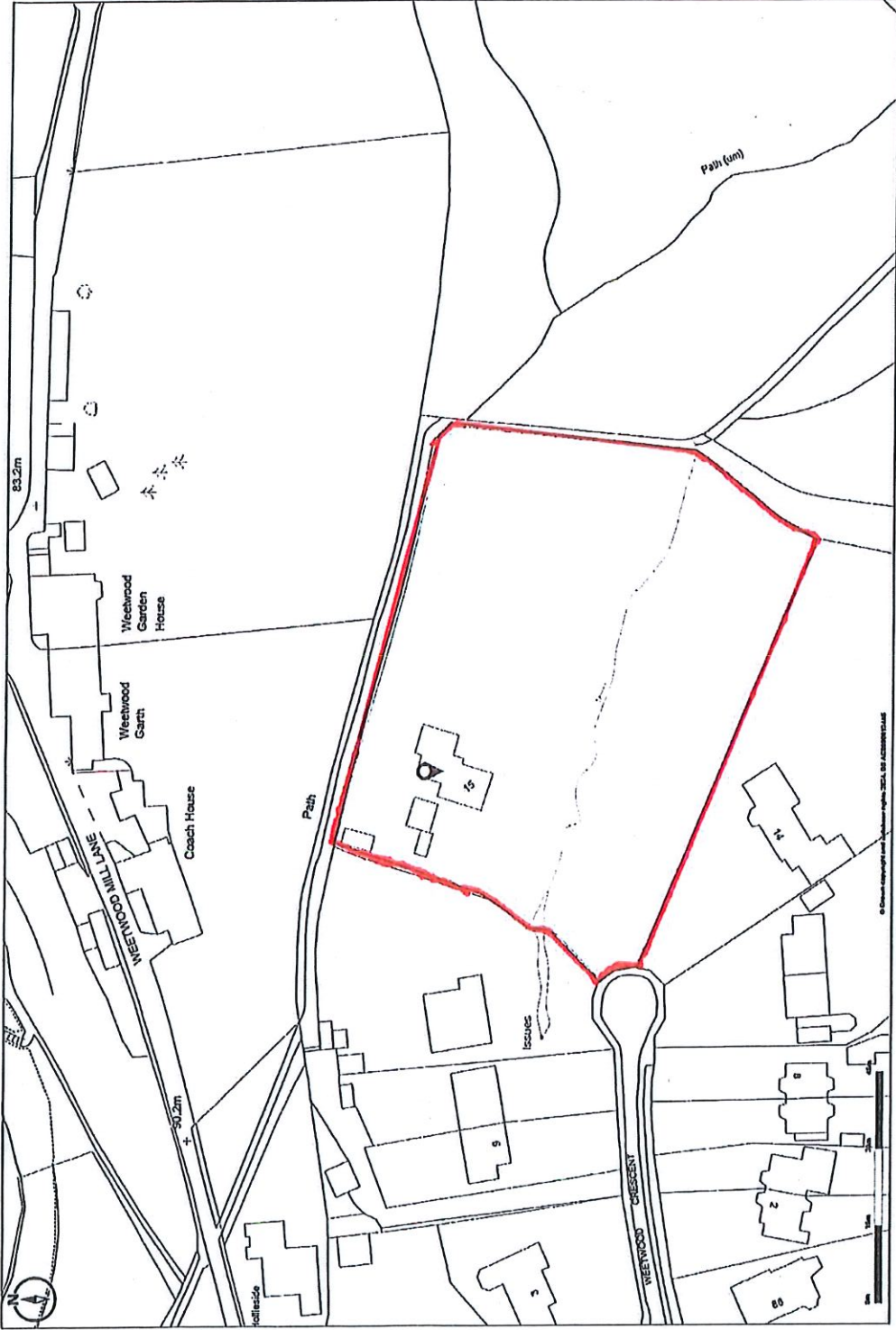
Subject to Contract

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