



**Stoneacre**  
Properties



## **Primley Park Crescent, Leeds, LS17 7HZ**

**£300,000**

\*\*\* EXCITING OPPORTUNITY TO PURCHASE A DEVELOPMENT PLOT IN THIS HIGHLY SOUGHT AFTER LOCATION \*\*\* Stoneacre Properties are pleased to offer this unique plot which offers great potential to develop.

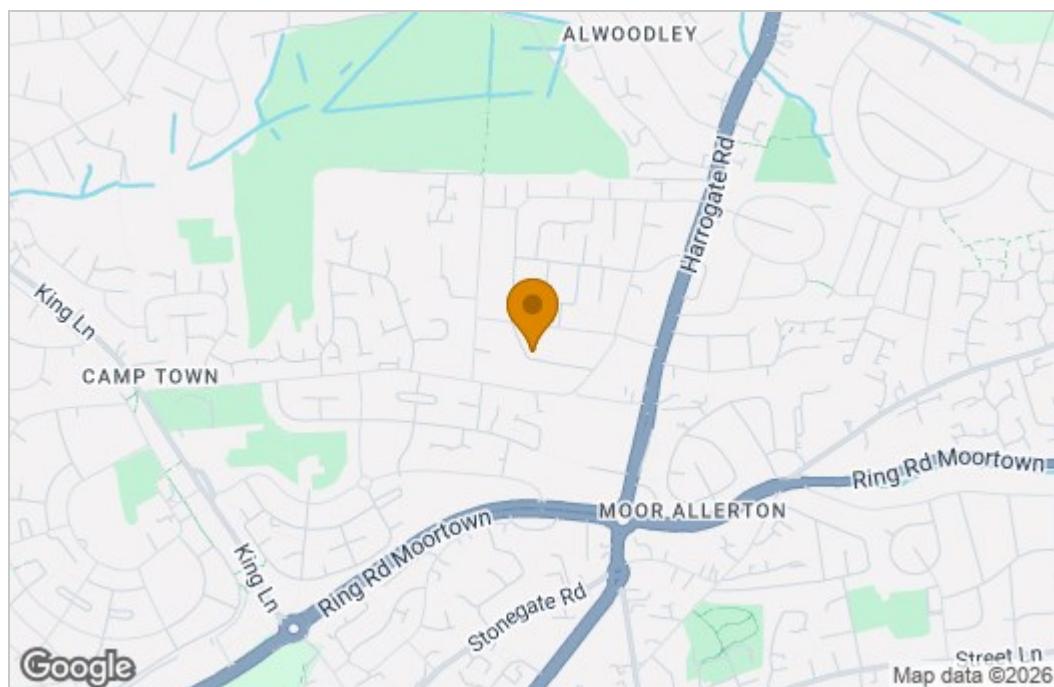
The current owners have submitted outline planning for the plot with LCC. The proposal was given commentary and amendments that would need to be made prior to a full application being submitted.

The purchaser of the plot will be responsible for submitting a full planning application.

The outline planning submitted was for a 160 sqm detached 4-bed house.



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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