

Disclaimer- You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property. These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.



Stoneacre
COMMERCIAL

Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
LS7 4NZ

01132370999
peter@stoneacreproperties.co.uk
www.stoneacreproperties.co.uk



Spring Vale, Stainbeck Lane, Chapel Allerton, LS7 3PJ **£1,850,000**

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

Unique and rare opportunity to acquire a 0.7 acres prime site including period property that offers substantial residential or commercial development potential (subject to planning consent) set within the heart of Chapel Allerton, a thriving vibrant suburb of North Leeds that has seen phenomenal and exponential growth in recent years.

Chapel Allerton enjoys an excellent and eclectic retail mix including specialty shops, and enjoys a vibrant restaurant, café & bar scene which is augmented by its rise to becoming one of the UK's most popular places to live.

- **0.7 Acres**
- **Includes Period Property**
- **Central Chapel Allerton**
- **Residential or Commercial Development Potential (Subject to Planning)**

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

www.stoneacreproperties.co.uk

rightmove

BUY SELL RENT MANAGEMENT FINANCE LEGAL

The Property Ombudsman The Property Ombudsman OnTheMarket.com

LOCATION

The land and property is of prime position set within the centre of Chapel Allerton, a thriving vibrant suburb of North Leeds that has seen phenomenal and exponential growth in recent years.

It enjoys an excellent and eclectic retail mix including speciality food shops, gift shops and boutiques together with a vibrant restaurant, cafe & bar scene.

DESCRIPTION

The subject property comprises 18 bedroomed period property that has been used for multi residential use and is set within a prime site of 0.70 acres.

It falls within the Chapel Allerton conservation area.

The period property is NOT Grade 2 listed by Historic England.

POTENTIAL USE

0.70 acres prime site with substantial development potential for both residential or commercial use subject to planning consent.

PRICE

Unconditional Offers of £1,850,000 are invited for the Freehold interest of both the land and property.

Subject to Sale with Vacant Possession.

We are informed that VAT is NOT applicable to this Sale.

ENERGY PERFORMANCE CERTIFICATE

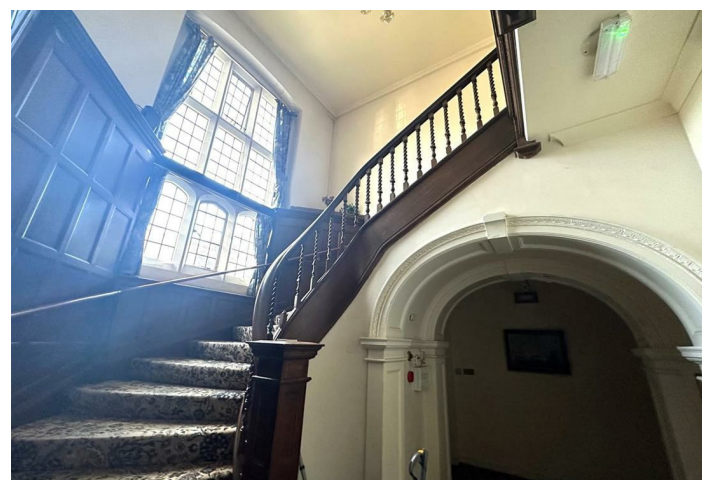
Energy Performance Certificate for this property is:-

0530-0038-7199-8698-0006

Rating D-87

This can be viewed on:-

<https://find-energy-certificate.service.gov.uk>



VIEWINGS

For further information please contact

Peter Davies or Matthew Stanbridge
Telephone 0113 237 0999.

Viewings strictly by appointment.

MISREPRESENTATION ACT

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.

All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.

All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT.

Details prepared November 2023.

