


FOR SALE

POTENTIAL DEVELOPMENT SITE
0.45 ACRES (APPROXIMATELY)



HOLDER & CO
Property Consultants



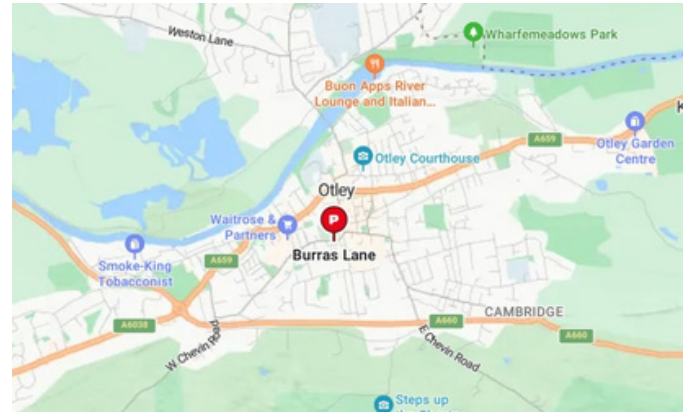
All Saints' Church, Otley 

For Identification Purposes Only

Burras Lane, Otley, LS21 3HS

- Development Plot FOR SALE
- Suitable for a variety of uses STP
- Excellent Location
- Rare Freehold Opportunity
- Approximately 0.45 acres





LOCATION

The site is located on Burras Lane in Otley, just 2 minutes walk from Otley Town Centre and all of its amenities. The Market Town of Otley is located 11 miles north west of Leeds City Centre and is considered an affluent and desirable suburb.



PLANNING

An element of the North of the site falls within the Otley Conservation Area (CA) as shown on the Leeds Policy Map 8A and Map 7 of the Otley Neighbourhood Plan.

Planning for 8 dwellings was previously approved in May 2003 and it is therefore considered that similar residential uses would be approved. Interested parties are invited to make their own enquiries of the Leeds Planning Authority.

DESCRIPTION

The site is accessed from Burras Lane and is bounded by All Saints Church to the East and residential properties to the west. There is a slight incline onto the site from Burras Lane though the majority of the site is level, being the site of a demolished industrial building.

TERMS

The site is FOR SALE freehold in its entirety and offers are invited on an UNCONDITIONAL only basis, in the region of £500,000.

Further information is available upon request.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

CONTACT

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SUBJECT TO CONTRACT