





## ROWLEY GRANGE FARM, WETHERBY ROAD, SCARCROFT, LS14 3BD

Leeds City Centre - 7 miles

Harrogate - 12 miles

A1(M) - 4 miles

Leeds/Bradford International Airport - 12 miles

Rowley Grange farm occupies a secluded position on the fringe of this popular North Leeds suburb. Scarcroft itself is a sought after village, conveniently located almost midway between Leeds city centre and the market town of Wetherby. The area is well served with shopping and recreational facilities including a number of excellent golf courses and a David Lloyd Leisure Centre. There are most denominations of schools close by including Grammar School at Leeds in Alwoodley and Gateways Girls' School at Harewood. The village also enjoys ready access to principal Yorkshire centres including those of Leeds, Harrogate and York and the A1(M) and M62 motorway links are within easy reach for travel further afield. Leeds/Bradford International Airport is within approximately 30 minutes' drive.

### PLANNING COMMENTS

Planning consent was granted by Leeds City Council on 4th October 2023, Application Number: 23/01588/FU for Conversion and extension of main barn to create new residential dwelling (Use Class C3); associated restoration and partial demolition of outbuildings including creation of carport and garage; site access improvements; provision of parking, landscaping and other associated works.

A full set of plans, decision notice and associated documents are available on the Leeds Planning Portal <https://publicaccess.leeds.gov.uk/online-applications/>

**A RARE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL STONE BARN WITH PLANNING CONSENT FOR CONVERSION TO A SIGNIFICANT INDIVIDUAL RESIDENCE WITHIN APPROXIMATELY 2 ACRES, OVERLOOKING OPEN GREENBELT COUNTRYSIDE ON THE FRINGE OF SCARCROFT.**

**OFFERS IN EXCESS OF £700,000**





The proposed accommodation will extend to approximately 3,700 square feet (344 square metres) including a large open plan living dining kitchen and two additional reception rooms on the ground floor together with five bedrooms and four bathrooms at first floor level.

Outside the property will derive its vehicular access from the A58 initially shared with the farm track before turning into the site. The current range of outbuildings will form garaging and a carport.

## ADDITIONAL INFORMATION

### Agents Note

Please note that the site plan on page 2 is for identification purposes only and not to scale.

### Tenure

We are advised that the property is freehold and vacant possession will be given on legal completion.

### Viewing

Strictly by prior appointment through the selling agents – Carter Jonas – 01423 523423. Please be aware the buildings are in poor condition and any unauthorised inspection of the site is at your own risk.

### Directions - LS14 3BD

Travelling from Wetherby and Collingham on the A58, continue through Bardsey village climbing the hill up towards Scarcroft on the dual carriageway. As the road becomes single carriageway the access to the site is on the left before the right hand turning into Wayside Crescent.







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#### **IMPORTANT INFORMATION**

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