FOR SALE – LAND + LARGE HOUSE with CONSENT for RESIDENTIAL DEVELOPMENT in PREMIUM LEEDS VILLAGE

Available as a whole or in 2 lots

FOX LLOYD JONES
0113 243 1133
www.fljltd.co.uk

Full Planning Consent for 7 High-Quality Detached Dwellings



- ◊ Rare high-quality Development opportunity in a premium Leeds village
- ◊ Site located in Bramhope Conservation Area (designated in 2011)
- ◊ Both plots offered with Vacant Possession and 'oven ready' for immediate development

LOT 1

- ◊ 3.56 Acres (Gross) 2.35 Acres (Net)
- ◊ Planning Permission Approved 08/10/24 (Ref: 23/03863/FU) for 7 New Detached Houses
- ◊ Freehold includes 1.211 acres of adjacent woodland with potential Biodiversity Net Gain benefits
- ◊ Unique woodland backdrop in highly sought-after residential area

LOT 2

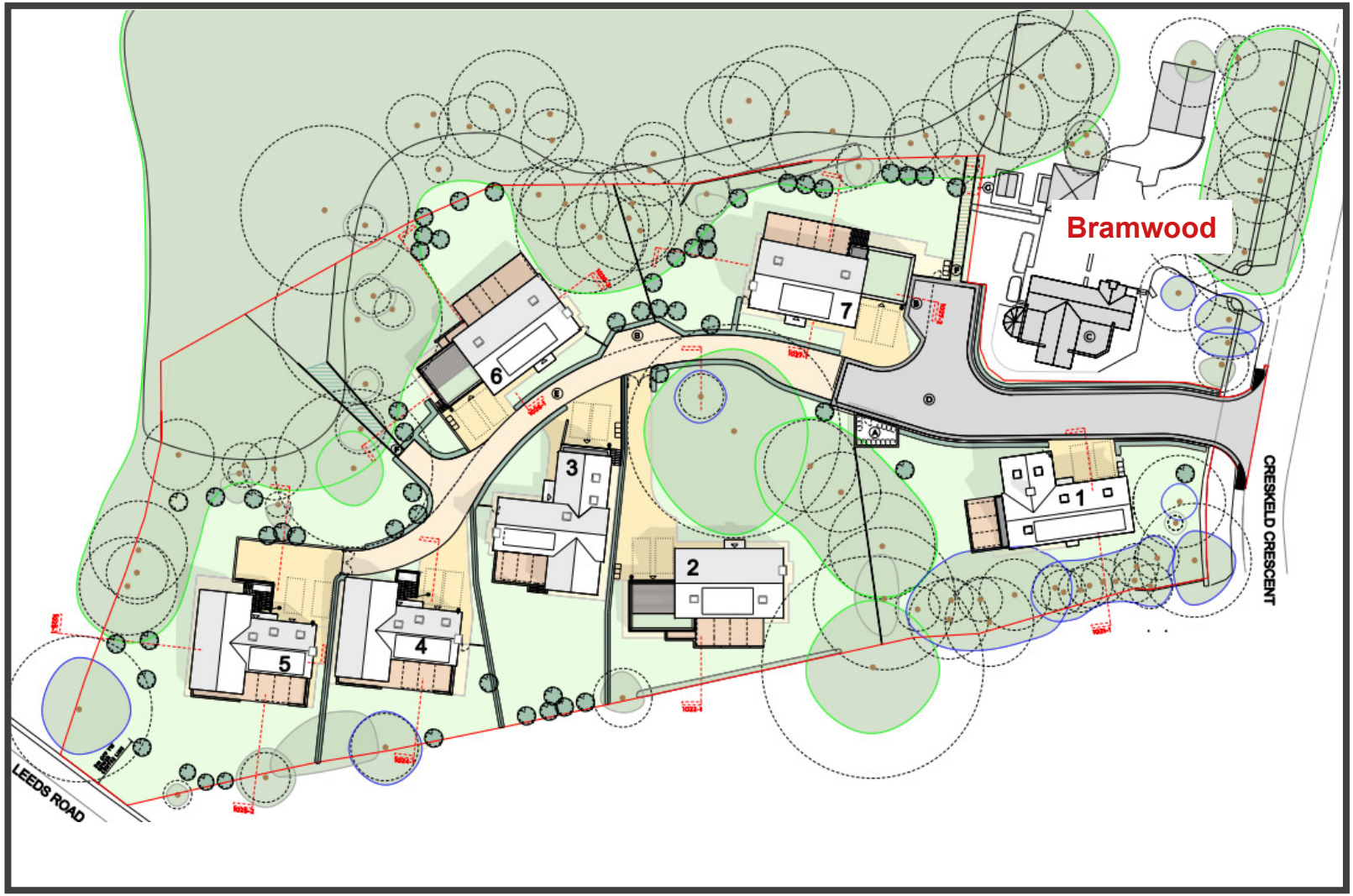
- ◊ Original family house on c.0.48 acres self-contained plot. Potential for extension + renovation

Bramwood, 11 Creskeld Crescent, Bramhope, Leeds, LS16 9EH

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LOT 1:

LARGE DEVELOPMENT SITE WITH FULL PLANNING FOR 7 DETACHED HOUSES



- The site is located in the centre of Bramhope village and in the heart of the 'Creskelds' to the north side of Leeds Road.
- This is a highly popular and sought-after residential location, typified by a diverse mix of detached 'Crowther'-style homes in good sized plots, all within easy walking distance of the village's many amenities.
- The plot has historically been garden land / woodland and is now ripe for development to create a private cul-de-sac scheme of 7 detached dwellings.
- The immediate locality is one of detached 3/4/5-bed family houses in mature plots.
- Plot sizes proposed are typical of the general vicinity and the existence and retention of mature landscaping will ensure this scheme blends in with its surroundings.

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LOT 1: CONSENTED SCHEME OVERVIEW

Plot No.	Approx Size (ft²)	Description	Plot Size (Approx)
1	3,568	3 storey 5 bed, 2 en-suite Patio and terrace Double garage	c.0.20 Acres
2 **	3,486	2 storey 5 bed, 2/3 en-suite Double garage	c.0.25 Acres
3	3,582	2 storey Undercroft DG 5 bed, 4 en-suite Patio and 2 terraces	c.0.14 Acres
4 *	3,025	Undercroft DG 4 Bed, 2 en-suite 2 storey terrace	c.0.1 Acres
5 *	3,025	Undercroft DG 4 Bed, 2 en-suite 2 storey terrace	c.0.35 Acres
6	3,421	3 storey split level 5 bed, 2 en-suite Double garage Patio and roof terrace	c.0.25 Acres
7 **	3,486	3 storey Split level into hillside 5 bed, 2 en-suite Raised patio	c.0.19 Acres
Bramwood	2,500 ft² existing space + 1,000 ft² garaging	5 bed 2 storey * See below for opportunities for extension & improvement	c.0.48 Acres

** Plots 2 + 7 same house type. Similarly * Plots 4 + 5

General Comments

- All plots have at least one private terrace.
- All plots have integrated or adjoining double garages.
- Retained trees on site create a mature feel and setting.
- Historically the land is undeveloped and presents as open fields/garden on historic map searches dating back to the late 1800s.
- The site slopes from Leeds Road down to Creskeld Crescent, an approx. 13m level change over the full length of the site.
- The proposed and approved hard and soft landscaping scheme retains a large number of existing trees and shrubbery to create natural screening between plots.
- A new Scheme access is to be taken from Creskeld Crescent.





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LOT 1: PROPOSED ELEVATIONS / FLOOR PLANS – Typical House Types



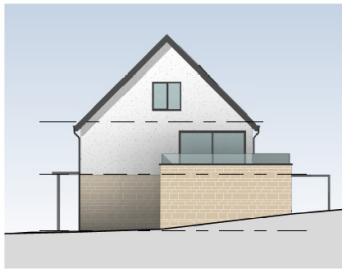
ion 01 Front



Elevation 02 Side
1 : 100



ion 03 Rear



Elevation 04 Side
1 : 100

Adjacent is an example of one of the typical consented dwellings (Plot 7). Full information / plot details / house types in data room.

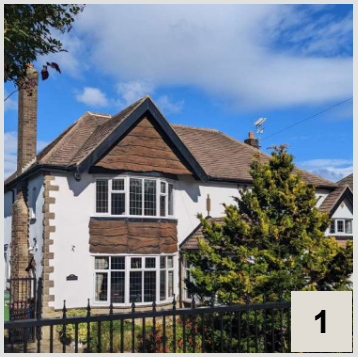
The units all differ in size and this is one of the mid range units.

The general style and design of the consented dwellings is entirely in keeping with the local vernacular comprising part stone and render.

Typically 4/5 beds with 3 en-suite layouts

Typically the houses have adjoining double garage and 2 x terraces

The design of the houses is bespoke relative to the size, aspect and constraints of the individual plot, aimed at creating a high-quality community.

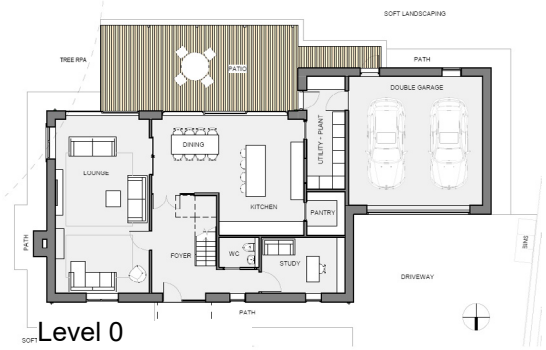


Architectural Style Local Examples:

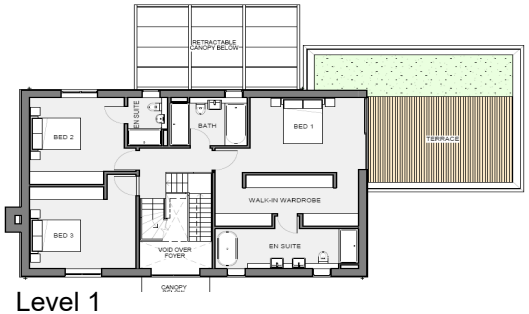
1. Breary Lane East
2. Corner Creskeld Crescent / Leeds Road



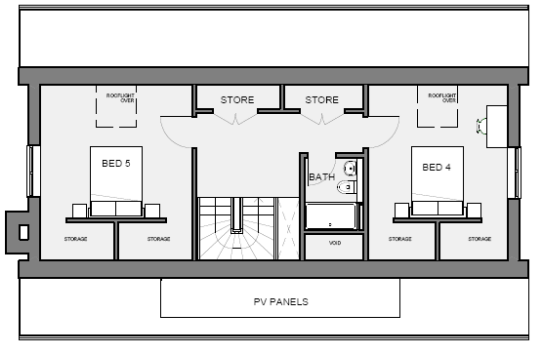
Area Schedule (GIA)		
Level	Area SQM	Area SQFT
Level 0	156 m²	1674
Level 1	104 m²	1116
Level 2	65 m²	696
	324 m²	3486



Level 0



Level 1



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LOT 1: LOCATION / GALLERY











Location

Bramhope is a very popular and premium commuter village 9 miles to the north-west of Leeds city centre, and has a wide range of local amenities.

To the north-west lie the towns of Otley (4 miles) and Ilkley (10 miles), and there is a regular bus service connecting these towns with Bramhope and Leeds.

4 miles to the south-west is Leeds Bradford Airport, while Harrogate is 11 miles north-east of the village via the A658/A61.

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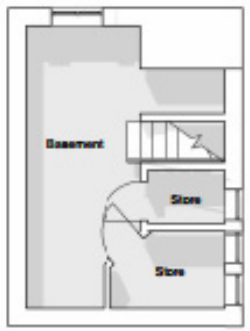
LOT 2:

Available as a separate lot

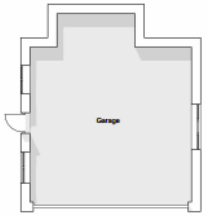
EXISTING DWELLING HOUSE WITH RENOVATION / EXTENSION POTENTIAL



Ground Floor



Basement



Garage (+ Additional Outbuilding)



First Floor

We feel the original house 'Bramwood' retains fantastic potential for refurbishment/enhancement and potentially a sympathetic extension to help change the 'aspect/outlook' of the principal rooms in the house.

As is shown below the existing dwelling and outbuildings extend to approximately 3,500 ft² of built space and as above and overleaf we believe a sensible extension over 2 floors is possible, which would take it to a large dwelling on 0.5 acres.

A householder 'Pre-App' for the revised scheme was submitted to Leeds City Council in April 2025. Positive feedback was received on 1st May 2025: "If a future formal planning application was submitted for this same scheme, it is likely to be recommended for approval."

Further details available on request.





Existing Area Schedule (Gross Building)		
Name	**Area m²**	**Area ft²**
Basement	16.9	182
Ground Floor	121.6	1,308
First Floor	115.9	1,248
Garage	34.0	366
Additional Garage	64.0	689
Total	**352.4**	**3793**

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PLANNING / ENVIRONMENTAL CONSIDERATIONS

PLANNING OVERVIEW

- Planning permission approved 8/10/2024 for 7 new detached houses
- Ref: 23/03863/FU

BIODIVERSITY NET GAIN (BNG)

A BNG assessment has been undertaken by Smeeden Foreman (August 2024). Copy available on request.



A requirement for developers to deliver a minimum biodiversity net gain of 10% became mandatory in Feb 2024 under the Environment Act 2021.

The large area of woodland (1.31 acres) to the north of the site and included within ownership has been assessed as land with potential for enhancement to satisfy the scheme's biodiversity net gain needs.

In the absence of an 'on-site' opportunity such as this 'units' would need to be bought off site.

A complex 'metric' assessment has been prepared which suggests the adjacent woodland over the site generally can largely accommodate the 10% need, possibly with a small deficiency. This information can be provided to buyers and interested parties will need to make their own further enquiries and satisfy themselves as to the implications.

TREE REMOVAL / RETENTION

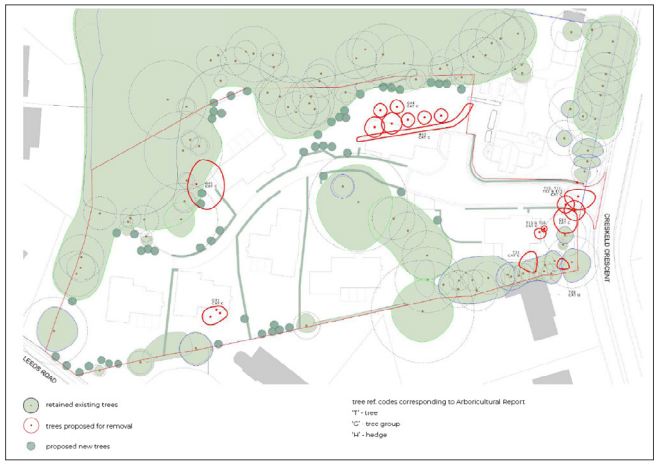
Great efforts have been made to protect the natural and mature existing environment and the removal of existing trees has been kept to a minimum, to facilitate development.

Trees to be removed are low quality (Grade C) and the 23 to be removed are shown edged red adjacent (including 1 hedge). New trees to be planted total 51, and run largely along the new spine road. the proposals also include a total of 325m of new hedge lengths.

The plot specific landscaping proposals are detailed on a separate plan.

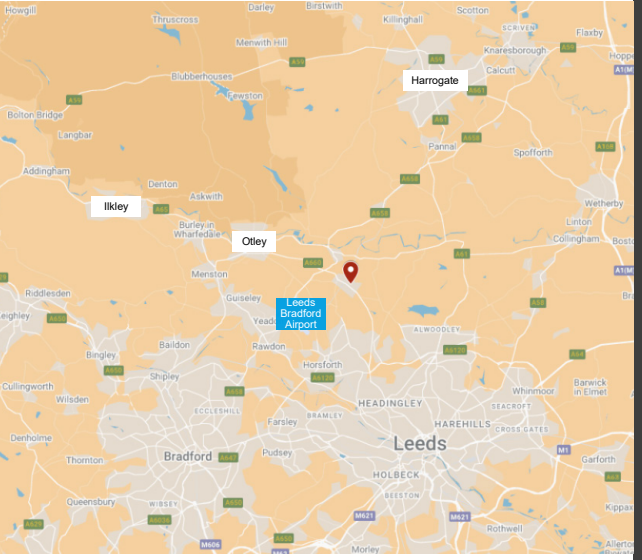
It is the intention that all owners/plots will have access to the shared woodland and dedicated access points are proposed between Bramwood and Plot 7 as well as in between plots 5 & 6.

A number of trees are required to be removed to facilitate the creation of a new access from Creskeld Crescent.



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Viewing (Strictly by Appointment) & Further Information

Please contact the sole selling agents:

Paul Fox

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Lot 1



Lot 2

Opportunity:

Available in 1 or 2 Lots:

Lot 1 – Development site with full planning for 7 detached dwellings

Lot 2 – Detached house for renovation in 0.48 acres

We are seeking offers for individual lots or a combination of the two.

Stage II technical information available on request.

Tenure:

Freehold

Title Numbers: YY169421 / YY46097

VAT:

The vendor reserves the right to charge VAT if applicable.

Legal Costs:

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

Anti-Money Laundering:

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Brochure Prepared May 2025