

Superbly located land suitable for a variety of uses

For Sale



Land at Pollard Lane, Bramley, Leeds  
LS13 1EA  
731.4689a (1240042)



# Land at Pollard Lane, Bramley

Leeds, LS13 1EA



## Agreement

For Sale



## Detail

Land



## Price

£650,000



## Size

4.9 acres



## Location

Leeds, LS13 1EA



## Property ID

731.4689a (1240042)

**For Viewing & All Other Enquiries Please Contact:**

### Matthew Jennings

MRICS

Director

T: 01274 734101

M: 07970 013852

E: [matthew.jennings@eddisons.com](mailto:matthew.jennings@eddisons.com)

### Harvey Bland

Graduate Surveyor

T: 01274 734101

M: 07855 188714

E: [harvey.bland@eddisons.com](mailto:harvey.bland@eddisons.com)

## Property

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The site comprises predominantly open grassland, offering clear boundaries and straight forward access from Pollard Lane.

The site may be suitable for a range of future uses including strategic land investment, amenity or recreational use, agricultural or equestrian purposes, and longer term residential or alternative development potential (subject to planning)

The site is available on a split basis highlighted below / page 7:

Parcels A & B (approx. 1.06 acres each) – £225,000 each.

## Town & Country Planning

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Interested parties are advised to make their own investigations to the Local Planning Authority.

## Tenure

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The property is available **For Sale**.

## Price

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**£650,000 as whole .**

## VAT

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VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

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Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

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Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The land lies in a highly accessible position approximately 4 miles west of Leeds city centre. Bramley is a popular and well connected suburb providing a full range of amenities including shops, schools, leisure facilities and public transport.





100 m

200 m





