

**Residential Development Opportunity
Warren Farm
Park Lane
Ledsham
LS25 5LP**



A rare opportunity to acquire a substantial agricultural building with planning consent to convert to 3 dwellings, alternatively for a significant single detached residence situated in the heart of this popular and sought after village.

Guide Price £495,000

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Regent House, 13-15 Albert Street, Harrogate HG1 1JX
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carterjonas.co.uk

GENERAL COMMENTS

The building has planning approval for conversion by Part 3 Class Q of the Town and Country Planning Order 2015. The development will comprise a short terrace of three generous dwellings, each of some 2,300 sqft with two private allocated parking spaces and gardens.

The existing agricultural building occupies a secluded position overlooking the cricket ground in the centre of the village which is, itself, surrounded by lovely open green belt countryside. Despite its semi rural location, Ledsham is well placed for access to principal Yorkshire centres including those of Leeds, Selby and Wakefield and almost equidistant from the A1, M1 and M62 motorways. Ledsham itself has a public house, parish church and there is a primary school in the neighbouring village of Ledston.



PLANNING

Full planning permission was granted by Leeds City Council on the 15 December 2023, application number 23/06217/DPD for determination for conversion of an existing agricultural building to three dwelling houses. A copy of the decision notice together with associated plans and elevations are attached to these sale particulars for identification purposes only. Alternatively, all plans are available on the Leeds planning portal.

Leeds City Council
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

<https://publicaccess.leeds.gov.uk/online-applications/>

ADDITIONAL INFORMATION

Agents note – The Vendor will erect a stockproof fence along the southern boundary prior to completion. The owner of the traditional barn to the south is obliged to erect a close boarded fence or other boundary of 2 metres in height along the northern boundary.

A vehicular and pedestrian right of way exists for all purposes over the access coloured brown on the attached plan, and subject to an according to user liability.

There are no mains services connected to the property, however, the Vendor is aware that mains services are located within close proximity to the property.

Tenure – The barn will be sold on a freehold basis with vacant possession given on legal completion.

Viewing – Possession of these sale particulars is sufficient authority to walk on site however applicants are requested not to enter the building for health and safety reasons.

Directions – travelling south from Wetherby on the A1, take the junction with the A63 Selby Road and at the roundabout turn right travelling west. Go straight over the next roundabout and at the second roundabout turn left and almost immediately right signposted Ledsham. Upon entering the village continue to the centre along Park Lane and the access to the barn is on the left hand side, immediately before the Chequers Inn.

For more detailed information, please contact Simon Wright at Carter Jonas.

DD: 01423 707818

Email: simon.wright@carterjonas.co.uk

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development)
(England) Order 2015 (As Amended)

Approval of Permitted Development Determination

Applicant:	The Wheler Foundation	Application Number:	23/06217/DPD
Agent:	Carter Jonas LLP Mrs Emma Winter 9 Bond Court Leeds LS1 2JZ	Date Accepted:	20 October 2023
		Date of Decision:	15 December 2023

Proposed Development At: Warren House Farm Claypit Lane Ledsham Leeds LS25 5LP

Proposal: Determination for conversion of an existing agricultural building to three dwellinghouses

Plans and specifications that this decision is based on:

Plan Type	Plan Reference	Received
Site Location Plan/Red Line/OS Plan	P100 REV B	19.10.2023
Block Plan/Layout Plan	P115 (REV A)	13.12.2023
Proposed elevation(s)	P220 (REV A)	13.12.2023
Proposed elevation(s)	P221 (REV B)	13.12.2023
Proposed floor plan(s)	P210 (REV B)	13.12.2023
Proposed floor plan(s)	P211 (REV A)	13.12.2023
Roof Plan	P212 (REV A)	13.12.2023
Sections/Cross Sections	P222 (REV A)	13.12.2023

Prior approval is required and is granted by the Local Planning Authority for the above development permitted by Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

Development shall be carried out in accordance with the details and plans approved by the Local Planning Authority and subject to any conditions set out below:-

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- 1) The development hereby permitted shall be begun within a period of three years starting from the date of this prior approval.

In the interests of clarity.

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans and Specifications above.

For the avoidance of doubt and in the interests of proper planning.

- 3) The residential curtilage serving the three dwellings shall not exceed that shown on the proposed curtilage plan P115 REV A.

In the interests of clarity and the protection of the Green Belt.

- 4) The development hereby permitted shall not be occupied until the details of all external window and door materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details prior to the first occupation.

In the interests of visual amenity.

- 5) The development hereby permitted shall not be occupied until full details of both hard and soft landscape works, including an implementation programme, have been submitted to and approved in writing by the Local Planning Authority. Hard landscape works shall include:

- (a) proposed finished levels and/or contours;
- (b) boundary details, means of enclosure and retaining structures;
- (c) car parking layouts;
- (d) other vehicle and pedestrian access and circulation areas;
- (e) hard surfacing areas.

Soft landscape works shall include:

- (f) planting plans;

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- (g) written specifications (including soil depths, cultivation and other operations associated with plant and grass establishment) and
- (h) schedules of plants noting species, planting sizes and proposed numbers/densities.

All hard and soft landscaping works shall be carried out in accordance with the approved details, approved implementation programme and British Standard BS 4428:1989 Code of Practice for General Landscape Operations. The developer shall complete the approved landscaping works and confirm this in writing to the Local Planning Authority prior to the date agreed in the implementation programme.

To ensure the provision and establishment of acceptable landscaping.

- 6) Development shall not be occupied until off site highway works, comprising junction /access improvements to Park Lane/Claypit Lane and widening of the access road have been submitted to and approved in writing by the Local Planning Authority. All off site highway works shall be constructed as approved, prior to first occupation and retained for the lifetime of the development.

To ensure the free and safe use of the highway.

- 7) Notwithstanding the details shown on the approved plans, the development shall not be occupied until a plan showing adequate visibility splays has been submitted to and approved in writing by the Local Planning Authority. The approved visibility splays shall be laid out to an adoptable standard prior to occupation and retained for the lifetime of the development.

The use of a substandard access, including by construction traffic, would be detrimental to the free and safe use of the highway.

- 8) The vehicular access gradient shall not exceed 1 in 40 (2.5%) for the first 15m and 1 in 20 (5%) thereafter, unless otherwise agreed in writing by the Local Planning Authority. The gradient of the pedestrian access shall not exceed 1 in 20 (5%).

To ensure the free and safe use of the highway, and in the interests of disabled access.

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- 9) The gradient of all drives shall not exceed 1 in 12.5 (8%).

To ensure the free and safe use of the highway.

- 10) Notwithstanding the details shown on the approved plans the development shall not be occupied until details of a satisfactory bin collection area at the junction of the access track and Park Lane/Claypit Lane have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until this bin collection area, and the approved cycle parking facilities and refuse storage shown on the approved plans have been provided in full. The approved facilities shall thereafter be retained for the lifetime of the development.

In the interests of highway safety and promoting sustainable travel opportunities.

- 11) The development shall not be occupied until all areas shown on the approved plans to be used by vehicles, including roads and vehicle parking spaces have been fully laid out, surfaced and drained such that loose materials and surface water does not discharge or transfer onto the highway. These areas shall not be used for any other purpose thereafter.

To ensure the free and safe use of the highway through appropriate vehicular and parking provision.

- 12) Development shall not be occupied until Electric Vehicle Charging Points have been provided in accordance with a scheme that shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall thereafter be retained for the lifetime of the development.

In the interest of promoting low carbon transport.

- 13) Development shall not commence until a drainage scheme (i.e. drainage drawings, summary calculations and investigations) detailing the surface and foul water drainage works including details of provision for its future maintenance has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved scheme before the development is brought into use.

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In the interests of water management and flood prevention.

- 14) Development (excluding demolition) shall not commence until a Phase I Desk Study has been submitted to, and approved in writing by, the Local Planning Authority and:
- (a) Where the approved Phase I Desk Study indicates that intrusive investigation is necessary, development (excluding demolition) shall not commence until a Phase II Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority;
 - (b) Where remediation measures are shown to be necessary in the Phase I/Phase II Reports and/or where soil or soil forming material is being imported to site, development (excluding demolition) shall not commence until a Remediation Strategy demonstrating how the site will be made suitable for the intended use has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a programme for all works and for the provision of Verification Reports.

It is strongly recommended that all reports are prepared and approved by a suitably qualified and competent person.

To ensure that the presence of contamination is identified, risks assessed and proposed remediation works are agreed in order to make the site 'suitable for use' with respect to land contamination.

- 15) If remediation is unable to proceed in accordance with the approved Remediation Strategy, or where significant unexpected contamination is encountered, or where soil or soil forming material is being imported to site, the Local Planning Authority shall be notified in writing immediately and operations on the affected part of the site shall cease. The affected part of the site shall be agreed with the Local Planning Authority in writing. An amended or new Remediation Strategy and/or Soil Importation Strategy shall be submitted to and approved in writing by the Local Planning Authority prior to any further remediation works which shall thereafter be carried out in accordance with the revised approved Strategy. Prior to the site being brought into use, where significant unexpected contamination is not encountered, the Local Planning Authority shall be notified in writing of such.

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It is strongly recommended that all reports are prepared and approved by a suitably qualified and competent person.

To ensure that any necessary remediation works are identified to make the site 'suitable for use' with respect to land contamination.

- 16) Remediation works shall be carried out in accordance with the approved Remediation Strategy. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all verification information has been approved in writing by the Local Planning Authority.

It is strongly recommended that all reports are prepared and approved by a suitably qualified and competent person.

To ensure that the remediation works are fully implemented as agreed and the site has been demonstrated to be 'suitable for use' with respect to land contamination.

For information:-

- 1) The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website and further discussion where appropriate to produce an acceptable development. For this particular application, positive discussions took place which resulted in further information being submitted to allow the application to be approved.
- 2) This notice of decision does not grant consent or imply any grant of consent for the applicant to enter onto any adjoining land, to either construct or subsequently to maintain the proposed development.
- 3) This permission does not absolve the applicant(s) from the requirements for compliance with a Building Regulation approval, or the duty of compliance with any requirements of any Statutory Body, Public Utility or Authority.

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The applicant is advised that where any of the following apply, The Party Wall Act 1996 provisions are relevant, and you may well need to serve notice and get agreement from adjoining owners/neighbour(s) to carry out the work;

- work carried out directly to an existing party wall or structure
- new building at or astride the boundary line between properties
- excavation within 3 or 6 metres of a neighbouring building or structure depending on the depth of the hole or proposed foundations.

- 4) In order to discharge condition 5 (five) of this permission, it is necessary to obtain separate Highway Authority approval for the specification and construction details and enter an agreement under Section 278 of the Highways Act 1980. The applicant is advised to make early contact with the Department of Highways and Transportation by emailing S278Agreements@Leeds.gov.uk prior to submission of condition discharge details. Further information is available on the council's website at <https://www.leeds.gov.uk/parking-roads-and-travel/licences-and-permits>.
- 5) All reports addressing land contamination should be compiled in accordance with best practice and with the National Planning Policy Framework and policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the Unitary Development Plan Review 2006.

Prior to preparing any reports in compliance with conditions related to land contamination the applicant is also advised to refer to the latest version of the Yorkshire and Lincolnshire Pollution Advisory Group technical guidance for developers, landowners and consultants, as noted below:

- Development on Land Affected by Contamination
- Verification Requirements for Cover Systems
- Verification Requirements for Gas Protection Systems

Where C_SOIL has been placed on the planning permission, guidance on the required information to submit is available in the Verification Requirements for Cover Systems guidance.

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The latest version of this guidance and additional information is available at www.leeds.gov.uk/contaminatedland

- 6) The applicant is advised that remediation of any contaminated site is required to a standard such that the site is 'suitable for its proposed use' in accordance with the National Planning Policy Framework (NPPF) and policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the Unitary Development Plan Review 2006.

Remediation may include the requirement for the importation of suitable soils and/or soil forming materials, an appropriately designed capping layer and satisfactory gas protection measures.

In order that the council can confirm that the site has been demonstrated as suitable for use, verification information in line with the approved Remediation Strategy must be submitted to the Local Planning Authority for approval in writing. Without submission of evidence to support the discharge of conditions relating to verification eg C_VERI, C_SOIL, C_LUNX, there may arise delays to condition discharge, failure of property sale, liability issues and enforcement action including action under Part 2A of the Environmental Protection Act 1990.

As noted in the NPPF, where a site is affected by contamination issues, responsibility for securing a safe development rests with the developer and/or landowner.

- 7) An appropriate survey should be undertaken to identify any asbestos containing materials in existing structures/buildings, including fly-tipped waste or rubble from the demolition process. Asbestos containing materials must be safely removed prior to demolition and site clearance, or conversion of existing structures/buildings, to avoid causing risks to public health and the environment. Asbestos-contaminated waste must be disposed of appropriately at a licensed waste facility. The legal requirements for managing and working with asbestos are set out in the Control of Asbestos Regulations 2012.

Important Information about Your Permission

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You may need other approvals, consents or licenses for the development eg building regulations approval.

This prior approval is granted in strict accordance with the approved plans. It should be noted however that:

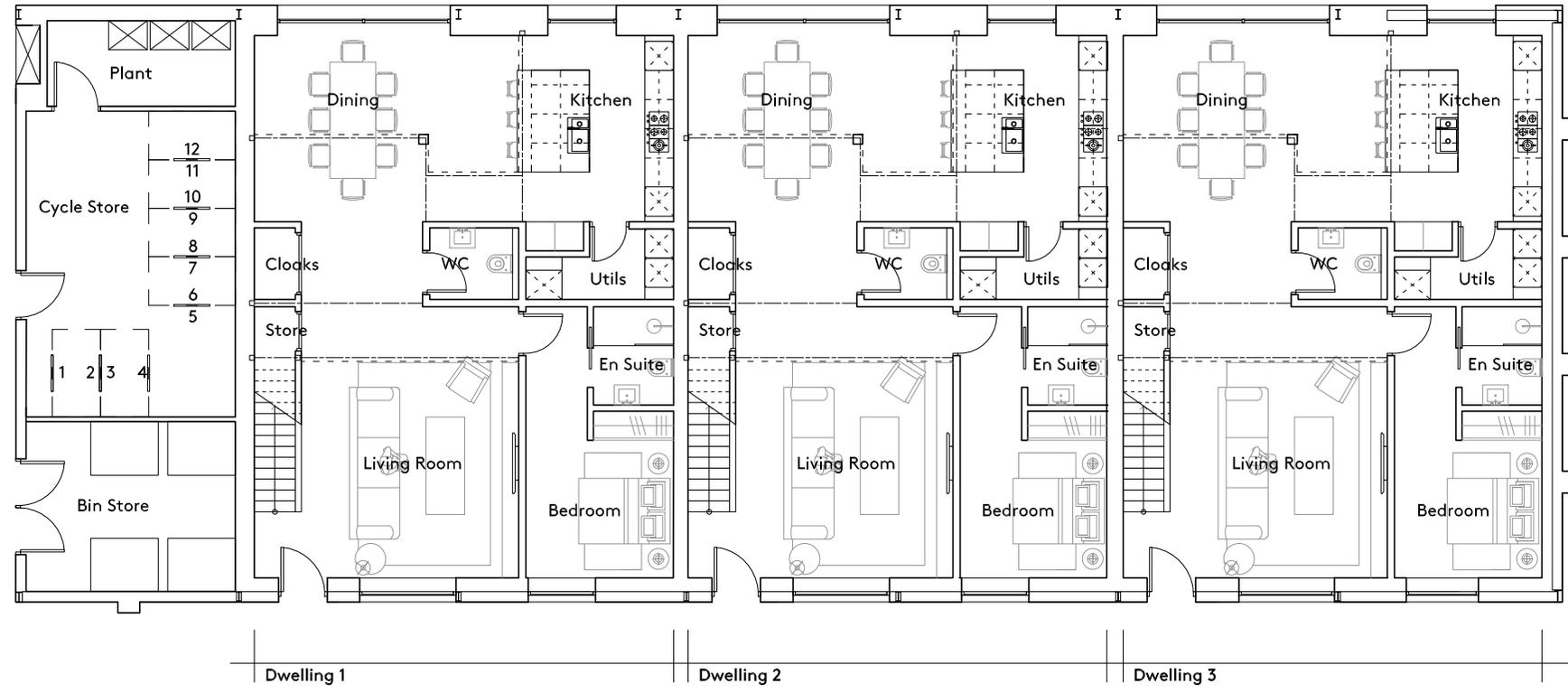
- (a) A variation from the approved plans following commencement of the development is likely to constitute unauthorised development and may be liable to enforcement action.
- (b) Variation to the approved plans will require the submission of a new application.

You are advised that the proposed development may be liable for a charge under the Community Infrastructure Levy Regulations 2010 (as amended). When a development that benefits from permitted development rights is liable to pay Community Infrastructure Levy (CIL) then you are required to submit a Notice of Chargeable Development (Form 5) before commencement of development. An Assumption of Liability Notice (Form 1) and Commencement Notice (Form 6) must also be received by the Council at least one day before commencement of development. Failure to submit a Notice of Chargeable Development, Assumption of Liability or Commencement Notice will incur penalty surcharges. If any CIL payment is due then you will be advised separately. For further details please visit the Council's website <https://www.leeds.gov.uk/your-council/planning/community-infrastructure-levy>.



Elevation 2

Section B



Elevation 3

Elevation 3

Section A

Dwelling 1

Dwelling 2

Dwelling 3

Elevation 1

Detail Architects

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 INFO@DETAIL-ARCHITECTS.COM

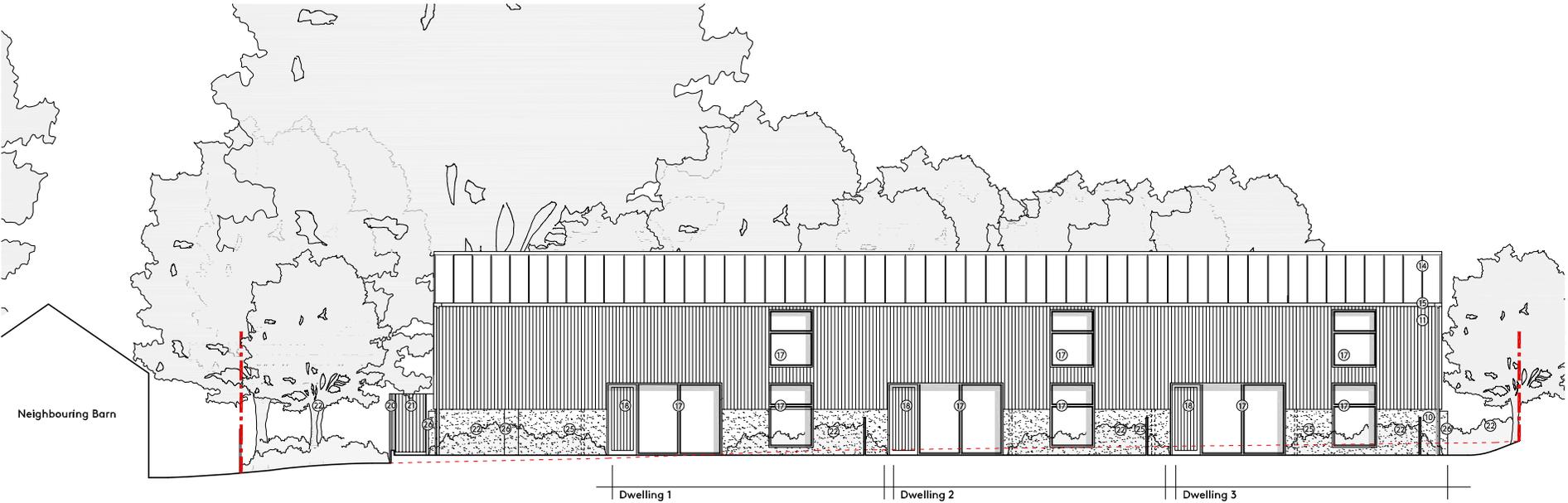
REV	DATE	DESCRIPTION

NOTES:



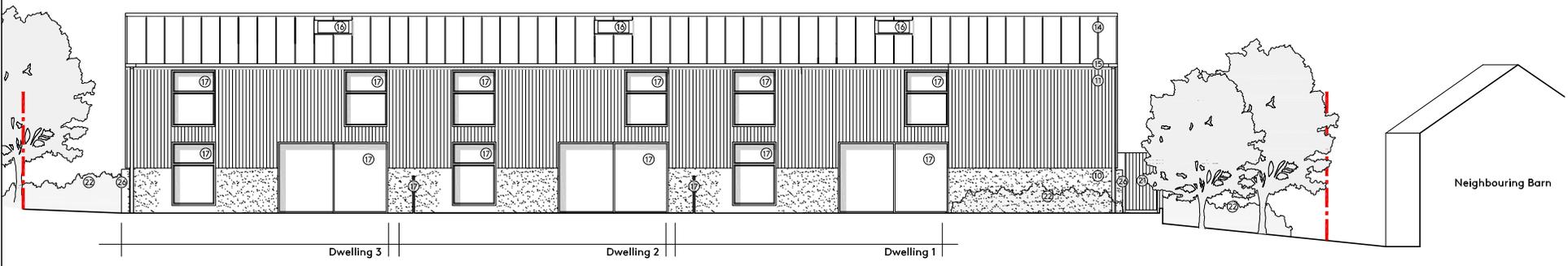
DRAWING TITLE		Warren Farm Ledsham LS25 5LP	
Proposed Ground Floor Plan			
CLIENT	DRAWING NO.	PROJECT NO.	REV
Carter Jonas	P210	2023-075	B
DRAWN BY	CHECKED BY	DRAWING STATUS	SCALE
RR	--	PLANNING	1:100 @A3

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL CHANGES AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. TO BE DRAWN TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. DETAIL ARCHITECTS LTD NOT RESPONSIBLE FOR ALL INFORMATION ON THIS DRAWING.



- Materials Key**
- Existing**
- 1: Concrete block wall
 - 2: Exposed steel column
 - 3: Corrugated cladding
 - 4: Roof flashing
 - 5: Gutter
 - 6: Barn Door (large format)
 - 7: Side access door
 - 8: Lean-to junction between barns,
- Proposed / New**
- 10: Render
 - 11: Timber over-cladding
 - 12: (Omitted)
 - 13: (Omitted)
 - 14: Standing seam roof
 - 15: Guttering (black)
 - 16: Aluminium roof windows
 - 17: Aluminium windows
 - 18: Timber entrance door
 - 18: Stone perimeter wall
 - 19: Post and wire fence 1.2m
 - 20: Timber fence 1.8m
 - 21: Timber access gate
 - 22: Planting
 - 23: Metal security door
 - 24: Metal louvre vents (plant)
 - 25: Render board covering column, installed flush with blockwork
 - 26: Existing pier

Proposed Elevation 1 : West



Proposed Elevation 2 : East

Detail Architects <small>www.detailarchitects.com.au (0115) 338 12 18 info@detailarchitects.com.au info@detailarchitects.com.au</small>	REV	DATE	DESCRIPTION

Proposed Elevation 1 & 2		Warren Farm Ledsham LS25 5LP	
<small>CLIENT:</small> CARTER JONES	<small>PROJECT NO.:</small> 2023-075	<small>DRAWING NO.:</small> P220	<small>REV.:</small> A
<small>DRAWN BY:</small> AC	<small>CHECKED BY:</small> RB	<small>DRAWING TYPE:</small> PLANNING	<small>SCALE:</small> 1:100 @A2

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