





8 CRESCENT VIEW

LEEDS, LS17 7QF

£750,000

FREEHOLD

Development Opportunity For Sale

Build your forever home in a prime LS17 Location. Offers subject to planning welcome on this approximately 0.5 acre plot.

MONROE

SELLERS OF THE FINEST HOMES

8 CRESCENT VIEW

• 0.5 Acres • Prime Alwoodley Location • Conditional and unconditional offers considered • Rare self-build opportunity in LS17 • Offered chain-free



RARE SELF-BUILD OPPORTUNITY – BUILD YOUR FOREVER HOME

CONSIDERING BOTH CONDITIONAL AND UNCONDITIONAL OFFERS

APPROXIMATELY 0.5 ACRES

Located in one of North Leeds' most prestigious residential settings, this generous and secluded plot offers a rare opportunity to design and construct a single, substantial family home. Previously the site of a detached bungalow, the land is now available for those wishing to create a bespoke residence tailored entirely to their lifestyle and needs.

This is an ideal opportunity for a self-builder or end user looking to develop a striking new home in a peaceful, leafy setting while remaining close to the best that North Leeds has to offer.

The site offers significant scope for a large detached dwelling with expansive internal space and landscaped grounds (subject to planning). Discreetly positioned and surrounded by mature trees and greenery, it offers privacy and tranquillity in an exceptionally well-connected location.

KEY HIGHLIGHTS

- Sought-after residential area
- Rare opportunity for a one-off self-build home
- Generous and private 0.5-acre plot
- Excellent school catchment area
- Easy access to local amenities and leisure facilities
- Offered chain-free

LOCATION – ALWOODLEY, NORTH LEEDS

Situated on Crescent View, just off the highly regarded Alwoodley Lane, the plot enjoys a prime address in one of the most desirable neighbourhoods in North Leeds. The area is especially popular with families, offering access to leading schools including GSAL, Allerton High School, and a number of OFSTED 'Outstanding' primary schools.

Recreational opportunities nearby include Alwoodley and Moortown golf clubs, David Lloyd Leisure Centre, and scenic walks around Eccup Reservoir and Golden Acre Park. A wide range of dining and retail options can be found at Moortown Corner, Street Lane, and the Moor Allerton Centre, including Marks & Spencer.

SERVICES

We understand the plot previously had access to mains gas, electricity, water, and drainage.

LOCAL AUTHORITY

Leeds City Council

TENURE

Freehold with vacant possession on legal completion.

VIEWING

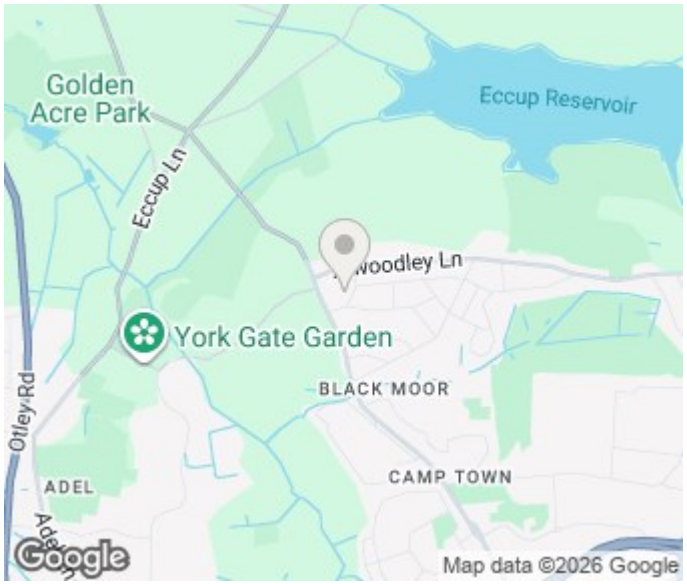
Strictly by appointment with the sole selling agent:

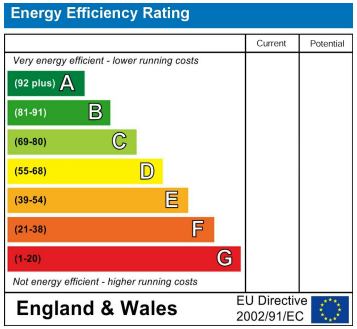
Jordan Yorath, Monroe Estate Agents.

8 CRESCENT VIEW



Mapping contents © Crown copyright and database rights 2023 Ordnance Survey 100035207
Interested parties are advised to make their own enquiries with Leeds City Council Planning Department
* Indicative layout only, subject to all necessary planning consents © Dzign House Architecture Ltd 2023





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Land & New Homes
37 Park Square North
Leeds
West Yorkshire
LS1 2NY

0113 350 1444
landandnewhomes@monroeestateagents.cc
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES