





MIRY CARR FARM SANDHILLS

LEEDS, LS14 3DP

£800,000

FREEHOLD

Monroe Land & New Homes are delighted to present Miry Carr Farm, an exceptional development opportunity in one of North Leeds' most desirable rural locations.

Set within the picturesque village of Thorner, this unique site offers purchasers the chance to deliver an outstanding residential scheme in a highly sought-after countryside setting, where demand for premium homes continues to grow.

MONROE

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MIRY CARR FARM SANDHILLS

• A unique chance to create an exceptional countryside development in one of Yorkshire's most sought-after villages • Prestigious North Leeds rural location • Existing farmstead with approved class-Q planning to create bespoke luxury residences • Beautiful far-reaching rural views • Comprehensive architectural design by the award-winning Abigail Yeates Architects. • Combined area of 6417 sqft • Additional land available by separate negotiation • Convenient access to Leeds, Wetherby, York and Harrogate with superb transport links via the A1(M), A64, M1 and A58 • Fantastic walking, cycling and equestrian routes on the doorstep • Freehold site with vacant possession upon completion





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Set within the picturesque village of Thorner, this unique site offers purchasers the chance to deliver an outstanding residential scheme in a highly sought-after countryside setting, where demand for premium homes continues to grow.

The property benefits from full Class Q approval for the conversion of the existing agricultural buildings into two executive homes, providing a combined internal accommodation of approximately 6,417 sq ft. The approved scheme creates two substantial family residences, carefully designed to complement their rural surroundings while offering generous, contemporary living spaces suited to modern lifestyles.

The proposed development has been thoughtfully planned and benefits from a comprehensive architectural design by the award-winning Abigail Yeates Architects. Their vision has established a carefully considered design approach that responds sensitively to the character of the existing buildings, the surrounding landscape and the wider planning context. As a result, purchasers inherit a scheme with an exceptional architectural foundation, avoiding the need to begin the design process from scratch while retaining the quality and integrity of an award-winning concept.

Occupying an enviable position surrounded by open countryside, Miry Carr Farm enjoys an exceptional balance of rural tranquillity and accessibility. The existing farmstead presents an exciting opportunity for developers, investors or private individuals seeking to create two bespoke homes in one of the region's most desirable village settings.

The site enjoys attractive views across the surrounding Yorkshire countryside, offering a peaceful setting that is increasingly difficult to find within such easy reach of Leeds. Mature landscaping, open farmland and the character of the existing buildings combine to create a development opportunity with genuine individuality and long-term appeal.

With continued demand for high-quality village homes and a limited supply of comparable opportunities, Miry Carr Farm represents an increasingly rare chance to acquire a consented development site in a premium North Leeds location. Whether as a development project or the creation of two exceptional private residences, the property offers considerable potential in an established and highly regarded village community.

For further information or to arrange a viewing, please contact Monroe.

ENVIRONS

Miry Carr Farm is situated on Sandhills, on the edge of the highly regarded village of Thorner, one of North Leeds' most prestigious and characterful villages. Renowned for its attractive period properties, strong sense of community and beautiful countryside, Thorner consistently ranks among the area's most sought-after residential locations.

Surrounded by rolling Yorkshire countryside yet within easy reach of Leeds city centre, the village offers an exceptional combination of rural living and modern convenience. Residents enjoy a relaxed pace of life without compromising on accessibility, making it particularly attractive to families and professionals alike.

Thorner provides an excellent range of everyday amenities including a well-regarded primary school, village shop, post

office, café, public houses, sports clubs and a thriving community atmosphere. The nearby market towns of Wetherby and Boston Spa offer an extensive selection of independent boutiques, restaurants, cafés and supermarkets, while Leeds city centre provides first-class shopping, dining, cultural attractions and leisure facilities.

The area is particularly well served by an excellent choice of highly regarded state and independent schools, further enhancing its appeal to families looking to establish themselves in this desirable location.

For commuters, the property enjoys excellent transport connections, with convenient access to the A58, A1(M), A64, M1 and the East Leeds Orbital Route, providing straightforward links to Leeds, York, Harrogate and the wider motorway network. Leeds Railway Station offers regular direct services to London King's Cross and many of the UK's major cities, while Leeds Bradford Airport is within comfortable driving distance for both domestic and international travel.

The surrounding countryside provides an abundance of recreational opportunities including scenic walks, cycling routes, riding trails and nearby golf courses, allowing residents to enjoy the very best of Yorkshire's outdoor lifestyle from their doorstep.

REASONS TO BUY

* Outstanding development opportunity with full Class Q approval
* Approved conversion into two executive homes totalling approximately 6,417 sq ft
* Design work completed by award-winning Abigail Yeates Architects
* Prestigious village location in one of North Leeds' most desirable rural settings
* Attractive countryside position with far-reaching rural views
* Excellent road links to Leeds, Wetherby, Harrogate and York
* Strong demand for premium village homes with limited competing opportunities
* Opportunity to create two exceptional bespoke residences
* Peaceful rural setting combined with excellent connectivity

LOCAL AUTHORITY

Leeds City Council

TENURE

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

VIEWING ARRANGEMENTS

Strictly through the selling agent – Monroe Estate Agents.

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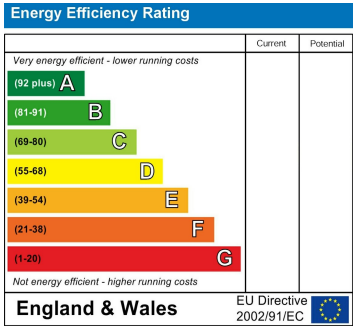












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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