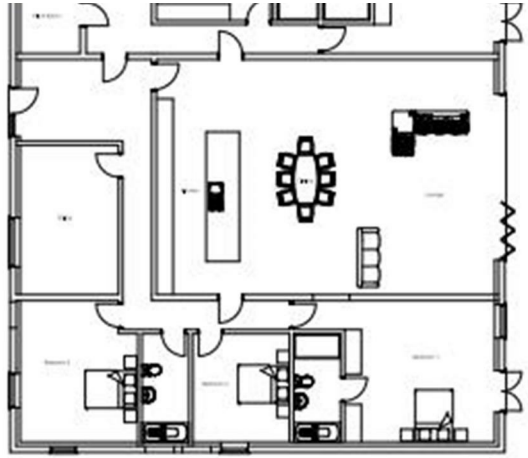






BIMBO FARM LEEDS ROAD

TADCASTER, LS24 9NP

£425,000

FREEHOLD

A rare opportunity to acquire an exceptional self-build plot with full planning consent for a stunning 3,800 sq ft single-storey home. Set behind electric gates and approached via a sweeping private driveway, the plot occupies a generous south-facing position with breathtaking green belt views and extensive private grounds. Combining peaceful countryside living with excellent connectivity, this exclusive opportunity is ideally located just a short drive from Leeds City Centre and Boston Spa, offering the perfect setting to create a truly outstanding home.

MONROE

SELLERS OF THE FINEST HOMES

BIMBO FARM LEEDS ROAD

• Full planning consent already secured for a spectacular 3,800 sq ft luxury single-storey residence. • Design and create your dream home in an exceptional countryside setting. • Beautiful south-facing orientation, flooding the home and gardens with natural sunlight throughout the day. • Secure electric gated entrance providing privacy, exclusivity and peace of mind. • Just a short drive from Leeds City Centre, making it ideal for commuters & only ten minutes from the picturesque and highly desirable village of Boston Spa. • Excellent access to Wetherby, York and the A1(M), connecting you effortlessly across Yorkshire and beyond. • An exceptional lifestyle opportunity combining luxury living with the beauty of the Yorkshire countryside. • Surrounded by scenic walks, cycling routes and open countryside right on your doorstep. • A fantastic opportunity to create a bespoke forever home tailored entirely to your lifestyle. • Significant long-term value potential by creating a high-quality bespoke residence.





Introducing Bimbo Farm, an exceptional self-build opportunity. A truly rare opportunity to create your dream home in one of the area's most desirable semi-rural settings. Nestled within beautiful green belt countryside, Bimbo Farm presents an exclusive self-build plot with full planning consent for an impressive single-storey residence extending to approximately 3,800 sq ft. Combining complete privacy with outstanding accessibility, this exceptional opportunity is perfectly positioned just minutes from Leeds City Centre and only ten minutes from the highly sought-after village of Boston Spa.

Approached through secure electric gates, a sweeping private driveway leads you through the grounds to the generous plot, where the approved contemporary bungalow has been thoughtfully designed to maximise the spectacular south-facing aspect. Surrounded by open countryside, the plot enjoys uninterrupted panoramic green belt views, offering an idyllic setting for luxurious modern living.

The approved plans provide for a substantial single-level home with expansive open-plan living spaces, generous bedroom accommodation and seamless connections to the surrounding landscape. With planning already in place, purchasers have the unique opportunity to bring this exceptional home to life without the uncertainty of the planning process.

Occupying an enviable position with extensive private land, the setting offers a perfect balance of tranquillity and convenience. Whether you're looking to build a forever home or seeking an outstanding development opportunity, Bimbo Farm represents one of the finest plots currently available in the area.

REASONS TO BUY

Exceptional self-build opportunity with full planning consent

Approved plans for an impressive 3,800 sq ft single-storey residence

Secure electric gated entrance

Sweeping private driveway leading to the plot

Extensive private grounds

Stunning south-facing position

Breathtaking panoramic green belt views

Peaceful semi-rural location

Just minutes from Leeds City Centre

Approximately 10 minutes from the highly desirable village of Boston Spa

Excellent transport links to Leeds, York, Wetherby and the A1(M)

To find out more, contact Monroe Land & New Homes.

T: 0113 350 1444

E: landandnewhomes@monroeestateagents.com

ENVIRONS

Bimbo Farm enjoys an enviable position in a peaceful countryside setting, offering the best of both rural living and excellent connectivity. Located just off Leeds Road near Tadcaster, the property is ideally situated for commuters, with Leeds City Centre within easy reach and the picturesque village of Boston Spa only around ten minutes away.

The surrounding area is renowned for its beautiful open countryside, scenic walking routes and charming Yorkshire villages, whilst offering convenient access to a wealth of amenities including highly regarded schools, independent restaurants, boutique shops and leisure facilities. The nearby market town of Wetherby provides an excellent selection of everyday amenities, with further shopping, dining and cultural attractions available in both Leeds and York.

For those travelling further afield, the A1(M), A64 and wider motorway network are all easilyWe are advised that the property is freehold, and that vacant possession will be granted accessible, making this an ideal location for commuting throughout Yorkshire and beyond.

LOCAL AUTHORITY
Leeds City Council

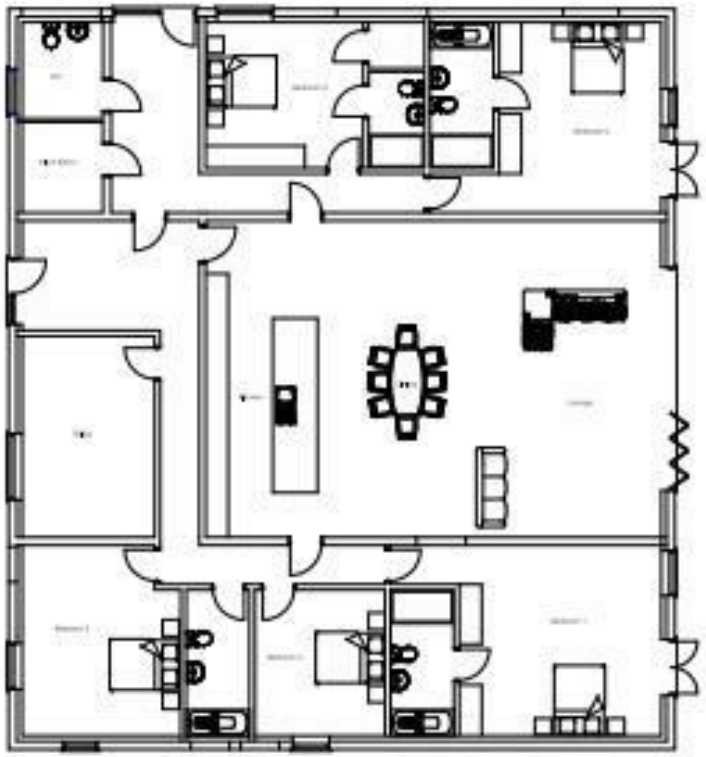
TENURE
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS
Strictly through the selling agent – Monroe Estate Agents.

BIMBO FARM LEEDS ROAD

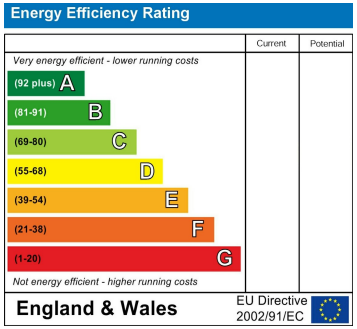






Proposed Floor Plan
(Scale 1:100)





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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