

# FOR SALE

WOODED AMENITY SPACE / GRAZING LAND  
WITH DEVELOPMENT POTENTIAL (STP)



**HOLDER & CO**  
Property Consultants



## CALVERLEY BRIDGE, RODLEY, LEEDS, LS13 1NW

- **Approximately 1.21 Hectares (3 Acres)**
- **Fenced and secured**
- **Woodland bounded by the River Aire and Leeds  
Liverpool Canal**

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## LOCATION

Located in Rodley, approximately 6.4 miles north west of Leeds City Centre. The property is situated between the River Aire and Leeds Liverpool Canal and accessed via Calverley Bridge road off the A6120 Ring Road between Horsforth and Rodley. Calverley Bridge is a private road with restrictions on access.

## DESCRIPTION

The land extends to circa 3 acres and consists of a former 'gas-works'. Its use was discontinued in the early 1980's and soon after the land was landscaped and graded and has remained as woodland / grassland since that date. The land slopes downwards from the canal to the riverside.

## PLANNING

The land appears to be designated as Proposed Open Space / Green Space in the Leeds Local Plan. We consider that limited development may be

possible, subject to further investigation. Interested parties are advised to make their own enquiries of Leeds City Council.

## TERMS

The premises are offered effective freehold with vacant possession.

## SERVICES

Interested parties are advised to make their enquires in relation to the services available to the site.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## CONTACT

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Subject to Contract