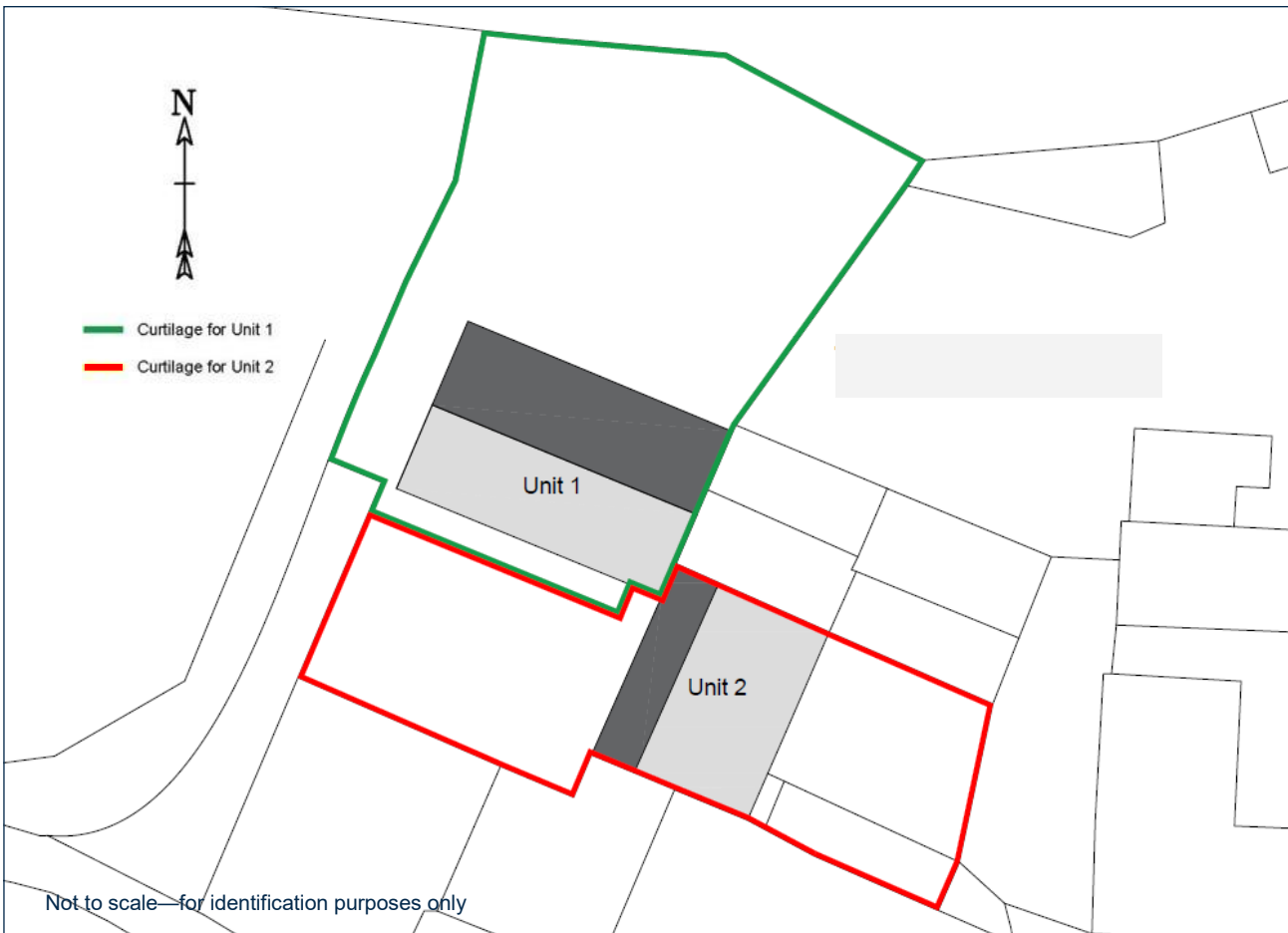


**Oaks Farm Barns, Scotland Lane,  
Horsforth, Leeds**





# Oaks Farm Barns

Scotland Lane,  
Horsforth LS18 5HS

Valuable Residential Development Opportunity

Two Substantial Stone Barns with Planning Permission

**Guide Price: £600,000**

An interesting residential development opportunity comprising two substantial stone built farm buildings with full planning consent for conversion to form two dwellings.

The barns benefit from an attractive rural setting overlooking open farmland yet with convenient access to the major business centres of Leeds and Bradford.

Oak Farm Barns are accessed from Scotland Lane via an existing private lane providing a sense of rural isolation.

Despite the rural setting, Oak Farm Barns are located within a short drive of Horsforth and Cookridge, both popular and sought after conurbations with a good range of amenities and public transport links. Oaks Farm Barns are also very close (1 mile) to Leeds Bradford Airport.



Horsforth: approx. 2 miles   Leeds: approx. 8 miles   Bradford: approx. 9 miles   Harrogate: approx 13 miles   Leeds Bradford Airport: approx. 1 mile

Unit 1: A stone built former mistal with planning consent to create a four bedroomed property over two floors with proposed accommodation comprising:

Ground Floor: Entrance Boot Room/Utility; Family Bathroom; Large Lounge; Dining Room; Four Double Bedrooms, three with En-Suite Bathrooms.

Lower Ground Floor: Open Plan Dining/Kitchen with double bi-fold doors looking out onto open countryside.

Total approx. Gross Internal Floor Area: 220 sq metres (2, 376 sq feet).

Unit 2: A former general purpose agricultural building with traditional arched cart doorways and timber roof trusses with planning consent to create a three bedroomed property over two floors with proposed accommodation comprising:

Ground Floor: Utility & WC; Kitchen; Large Galleried Hallway and Dining Room; Spacious Lounge and Living Area; Office or Snug.

First Floor: Feature Staircase leading to a Galleried Landing; Spacious Master Suite with Dressing Room and En-Suite; Family Bathroom; Two further Bedrooms, one with En-Suite.

Total approx. Gross Internal Floor Area: 222 (2,388 sq feet).

### PLANNING

Full planning permission has been approved by Leeds City Council - Decision No 23/05115/FU dated 9 November 2023.

### TENURE

We understand the property is held freehold with vacant possession available upon completion.

### SERVICES

None of the services have been tested and we cannot comment on availability or capacity. Purchasers must make their own enquiries of the relevant service providers as part of the development process.

The Vendors would like to make any potential purchasers aware that as part of the development the gas and electrical meters and equipment will require relocating from Unit 2 into the Vendor's retained property known as Oaks Farmhouse which directly adjoins Unit 2. The foul waste from Oaks Farmhouse currently discharges to a sewer which then runs underneath Unit 2 to a manhole to the east and then onto a mains sewer.

The Vendors are happy to collaborate with the purchaser in order to deal with the necessary service alterations.

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all wayleaves, easements and rights of way, both public and private, which may affect or benefit the property for the purposes of development.

### LOCAL PLANNING AUTHORITY

Leeds City Council  
Merrion House  
110 Merrion Centre  
Leeds  
LS2 8BB

### GENERAL

The photographs are for general information only. All measurements are approximate and details consequently may be subject to change and are provided for guidance purposes only. Prospective Purchasers should consult the planning approval and development plans prior to making any offers.



## DIRECTIONS

Travelling from the centre of Horsforth take Brownberrie Lane and after approximately 0.3 miles from the roundabout, turn right onto Scotland Lane. Oaks Farm is then situated on the right after approximately 1 mile. A 'For Sale' board is erected at the end of the lane.

## METHOD OF SALE

The property is offered for sale by private treaty although the Vendors reserve the right to proceed to best and final offers if appropriate.

## GUIDE PRICE

The property is offered at a guide price of £600,000, subject to contract.

## VIEWING

The property may be viewed by strict prior appointment with WBW Surveyors Ltd. Appropriate care must be taken when viewing the property which is carried out entirely at your own risk. Please contact Peter Williams or Lisa Bickerton for further information.

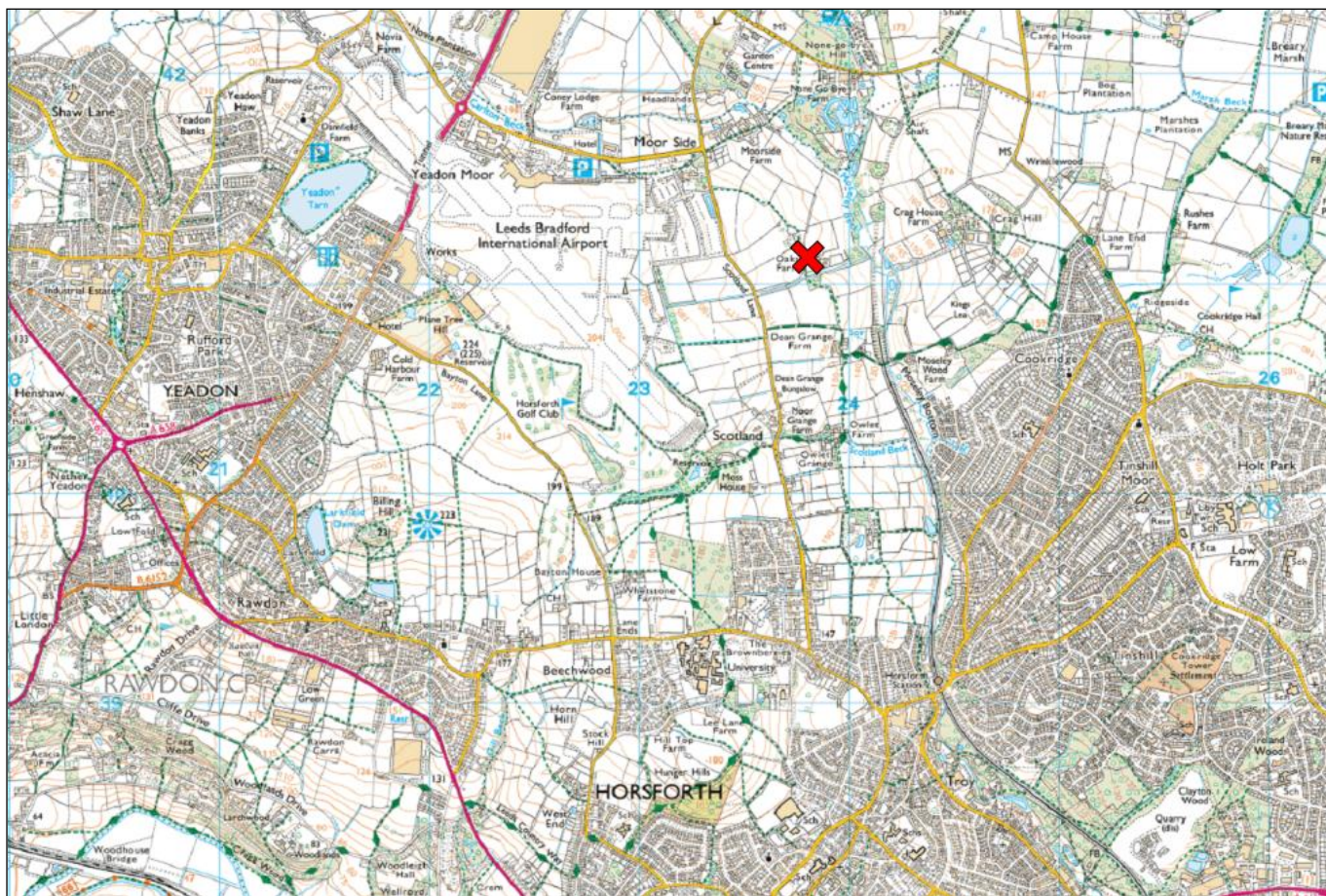
## FURTHER INFORMATION

The following information is available on WBW Surveyors' or on Leeds City Council's website ([www.wbwsurveyors.co.uk](http://www.wbwsurveyors.co.uk) or [www.leeds.gov.uk/planning](http://www.leeds.gov.uk/planning))

- Planning Decision Notice
- Proposed Plans
- Site & Location Plans

Details Prepared February 2026

## LOCATION PLAN



Skipton Auction Mart  
Gargrave Road  
Skipton  
North Yorkshire  
BD23 1UD  
Tel: **01756 692 900**

[www.wbwsurveyors.co.uk](http://www.wbwsurveyors.co.uk)

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**GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential. **ANTI MONEY LAUNDERING:** We are required by the HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through Smartsearch and there is a fee of £25. + VAT per buyer. We also require details of your source of funds. We are unable to mark a property Sold Subject to Contract, until the checks have been completed satisfactorily.