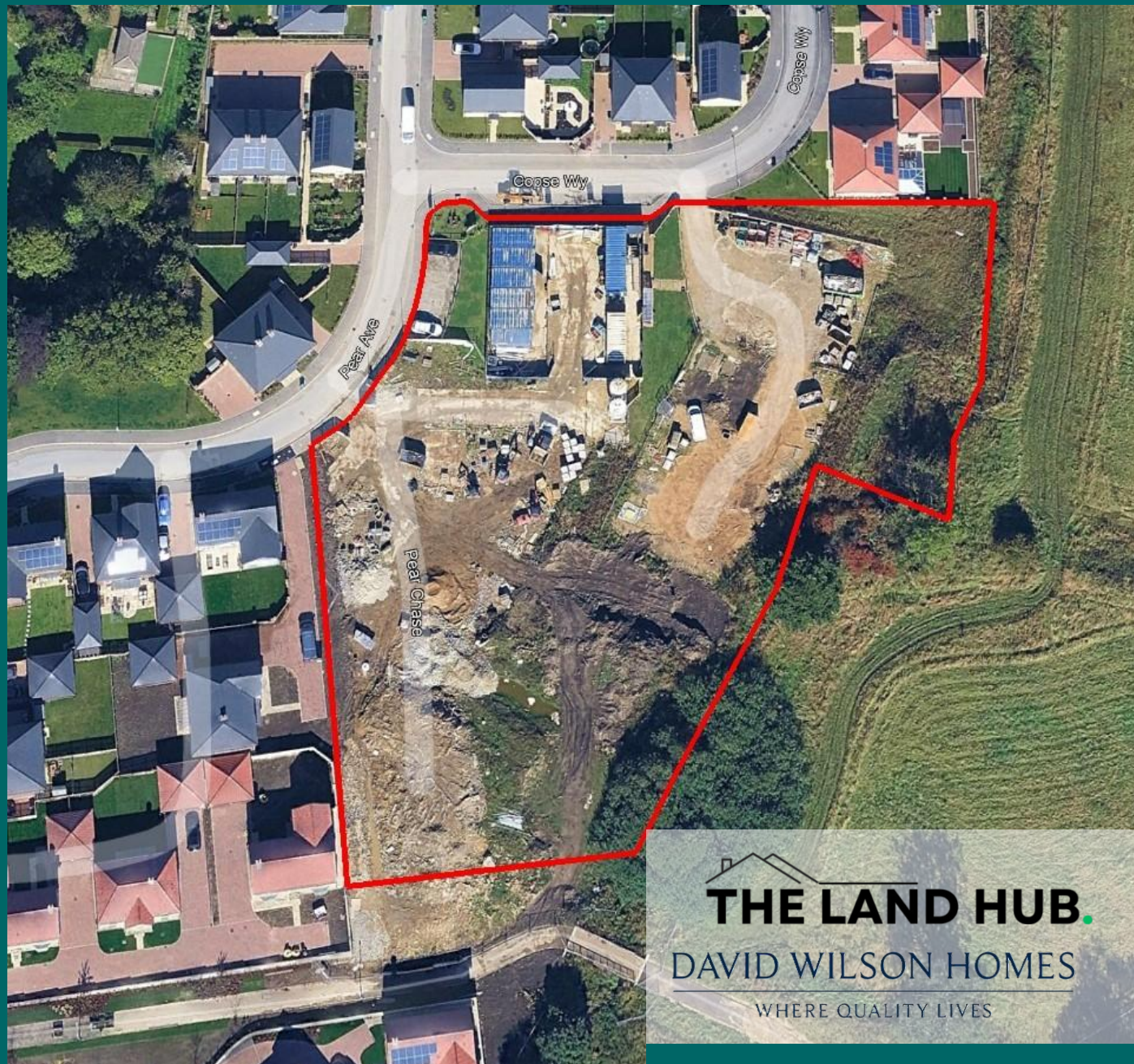


# For Sale - Development opportunity

## Land at Pear Avenue, Adel, Leeds, LS16 8GT

### Key Highlights

- Development site totalling approximately 0.66 hectares (1.63 acres) gross.
- Site forms part of an existing Housing Allocation, and the owners have received a positive Pre App response supporting the principal of development.
- Excellent setting within the established Elysian Fields development completed recently by David Wilson Homes.
- Well-served location with a great range of amenities for all demographics within easy walking distance of Adel centre.
- Unconditional and Conditional Offers are sought via the sole agent.
- Offers to be submitted by the bid deadline at **12 noon, Friday 12<sup>th</sup> June 2026**.



  
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## Description

The subject site forms undeveloped land that was originally part of the David Wilson Elysian Fields development. The land was offered to the Council for a new Primary School, however the requirement has subsequently lapsed. The Elysian Fields development was extremely successful for the vendors and has helped in creating an established and already thriving community.

The site offers an excellent development opportunity totalling approximately 0.66 hectares (1.63 acres) gross in one of North Leeds' most desirable and affluent neighbourhoods.

## Planning

The site forms part of Housing Allocation Ref: HG2-18 in the Site Allocations Plan as Amended 2024.

The vendors have submitted a Pre App for a residential development, Leeds City Council have confirmed they are in support of the principal of development on the parcel and the response has been uploaded to the Data Room.

Offers should assume a policy compliant housing mix and affordable housing provision, which should equate to 35% of the total number of dwellings.

The vendors will require any successful party to carry out a local consultation to inform and manage expectations of their former customers, whilst also requiring the successful party to use Johnson Mowat as planning consultant, who have a long-standing history with the site. For any planning queries please contact *Sam Ruthven, Principal Planner at Johnson Mowat on sam@johnsonmowat.co.uk*.



## Technical Information

The vendors have a range of technical reports on the site, including a Constraints & Briefing Plan, Phase II Ground Report and Topographical survey that informed the Elysian Fields development. All planning and technical information is available to interested parties through the following Data Room link:

### **DATA ROOM**

We are informed that roads and sewers are currently on maintenance.

Purchasers are required to allow for a fully adopted estate road including footpaths and service connections up to the eastern site boundary.

### **Existing Wayleaves, Easements & Rights of Way**

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

### **VAT & Tenure**

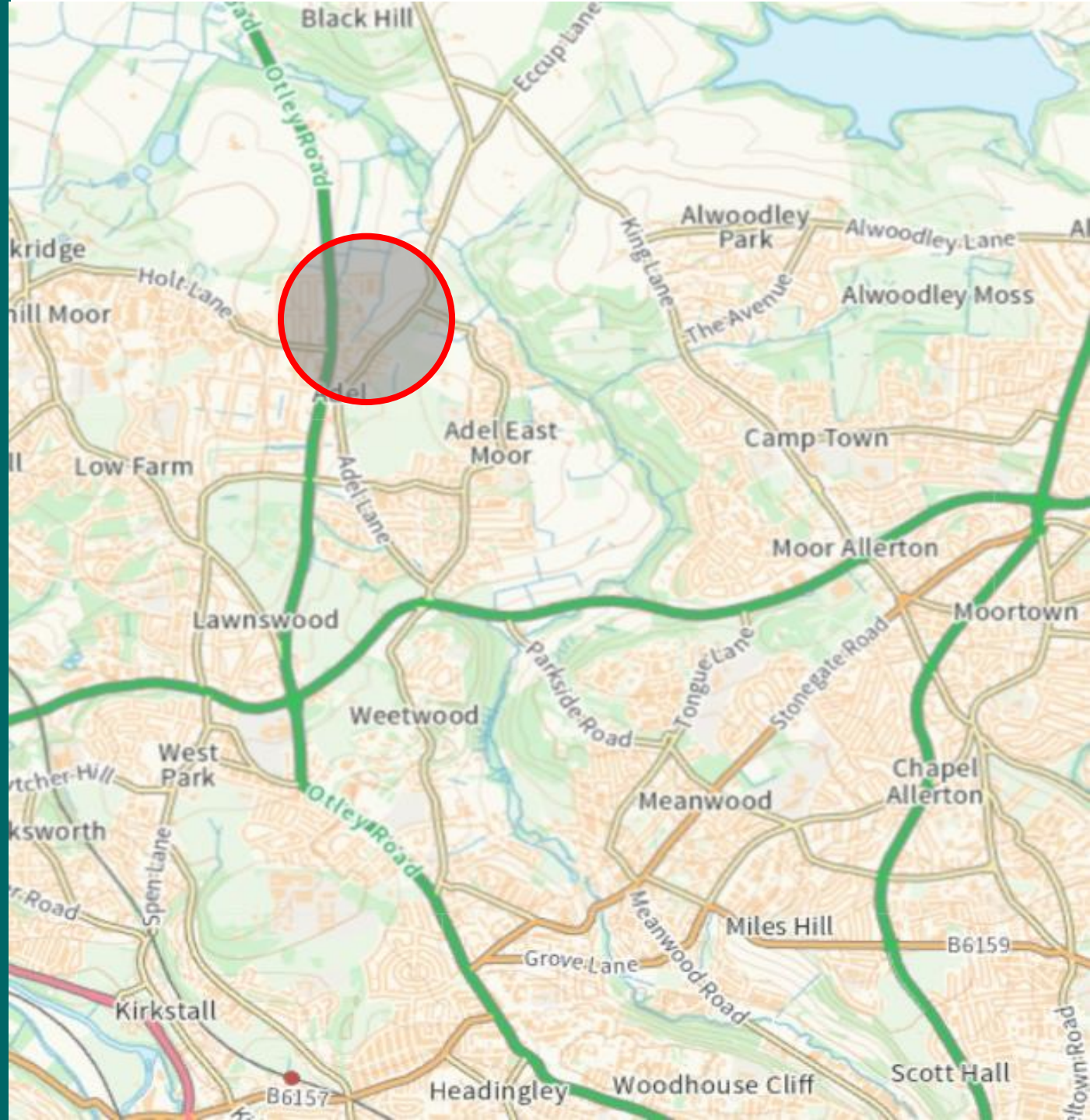
The site is elected for VAT, held freehold and will be sold with vacant possession.

## Location

The site is located approximately 450m from the centre of Adel and forms part of the wider, recently completed Elysian Fields development - accessed off Otley Road.

Adel is a highly sought after and affluent suburb in North Leeds which is just a 15-minute drive from Leeds City Centre, whilst also being on the doorstep of open countryside to the north.

Adel is a well-serviced village, with a range of shops, and amenities such as a Co-Op, M&S Simply Food and various restaurants, bars and cafes. There are also primary and secondary Schools (all rated Ofsted Good), doctors' surgery, dentists, opticians and a petrol station. The wide selection of services and attractions on offer in Adel and surrounding areas will appeal to the key purchasing demographics of families, young professionals and retirees alike.





## Method of Sale

Offers are invited on both an Unconditional and Conditional on Planning basis.

The site is for sale freehold with vacant possession on completion.

Offers should include a proposed layout incorporating a full schedule of accommodation and a detailed breakdown of any abnormal development costs.

Offers are invited by informal tender, with completed bid proformas to be submitted to Tim Short at [tim@thelandhub.uk](mailto:tim@thelandhub.uk).

The deadline for submission of offers is:  
**12 noon, Friday 12<sup>th</sup> June 2026.**

## Viewing

Viewing of the site can be carried out from the roadside. For further information, please contact Tim Short.



## Contact Us

For further information please contact:

**Tim Short**

Director

E: [tim@thelandhub.uk](mailto:tim@thelandhub.uk)

T: 07794 641 130

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