www.theoldreservoir.com

the old RESERVOIR

Wike Lane | Bardsey LS17 9ED

A prestigious development in North Leeds

Over 4,000 sqft
on 2.2 acres

Avaliable - Autumn 2021

An original development by

PDS CONSTRUCTION

Illuminating INVESTMENTS

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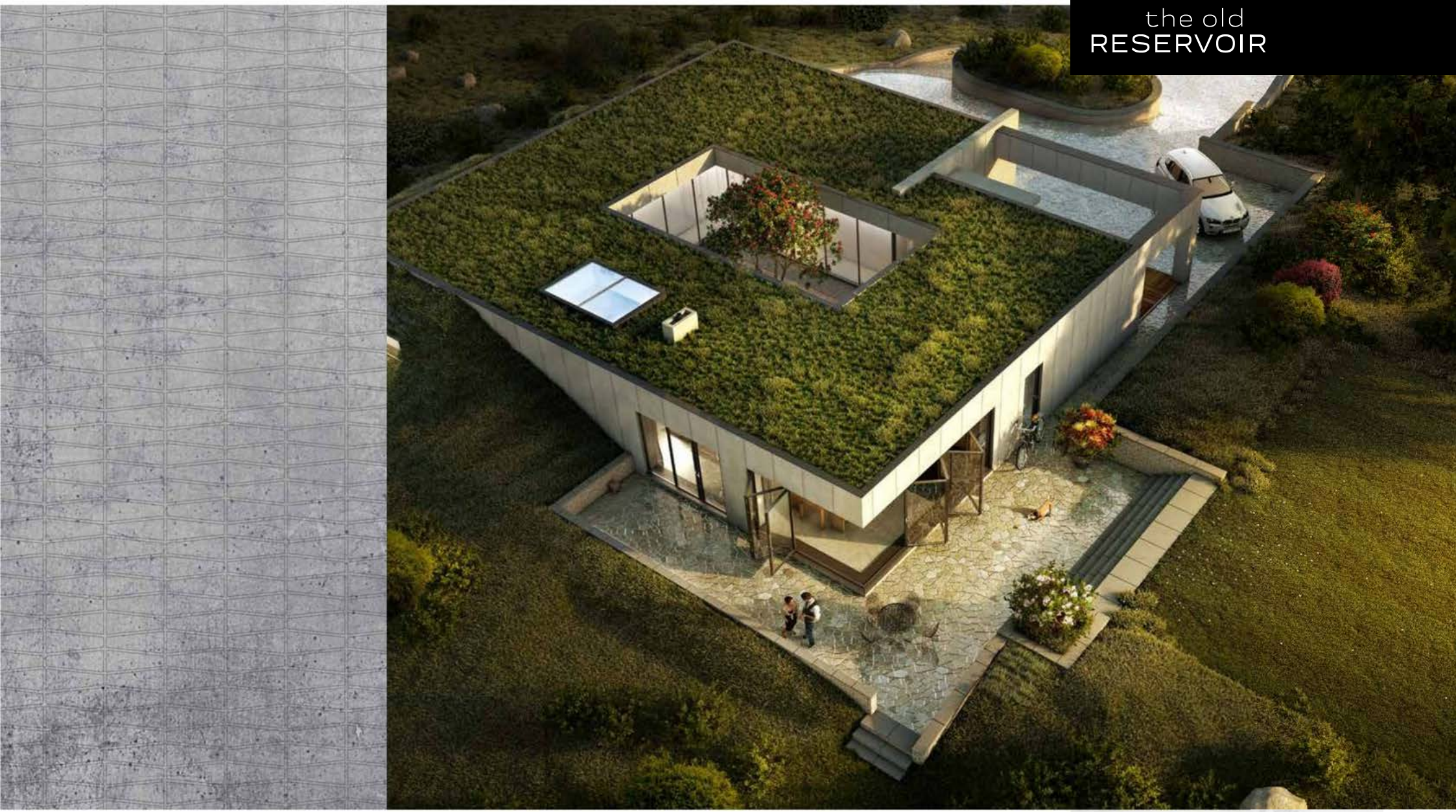

Key features

- Central atrium
- Completely unique design
- Free flowing living space
- Dramatic open countryside views
- Exceptional hightech design and specification
- Feature living roof
- State of the art building management system and security
- Gym and leisure area
- Sheltered external kitchen with seating area
- Sustainable and energy efficient design

Description

This former service reservoir sits on a plot of circa 2.2 acres, accessed from Wike Lane. Benefitting from spectacular views over East Keswick, Bardsey and further afield from its elevated position.

The scheme will be built to the highest specification and we are offering an opportunity to create a fully bespoke interior to any discerning purchaser.

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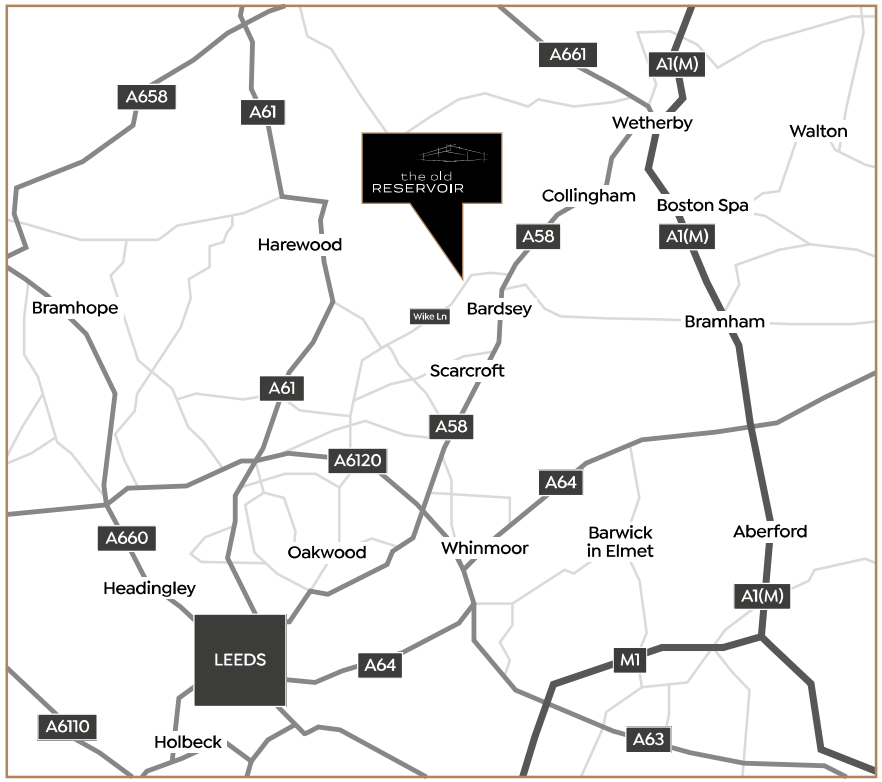
Location / Directions

Bardsey is a popular and sought after village located within the 'Golden Triangle' being well served with it's own primary school (good Ofsted rating), the famous Bingley Arms Public House which dates back to Doomsday and local facilities including an excellent range of shopping and leisure amenities in the nearby market town of Wetherby. The excellent independant schools of Gateways and GSAL are both in close proximity. There is excellent road access to the principal Yorkshire centres including Leeds, Harrogate and York. The A1 is also approximately 5 miles away for travel further afield.



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Entering Bardsey from Leeds on the A58 in the direction of Wetherby, turn left at the traffic lights at Bank Top, proceed along Keswick Lane passing Bardsey Sports Association on the right hand side. At the T junction turn left onto Wike Lane, proceed up the hill and The Old Reservior site is located on the right hand side just after the brow of the hill.

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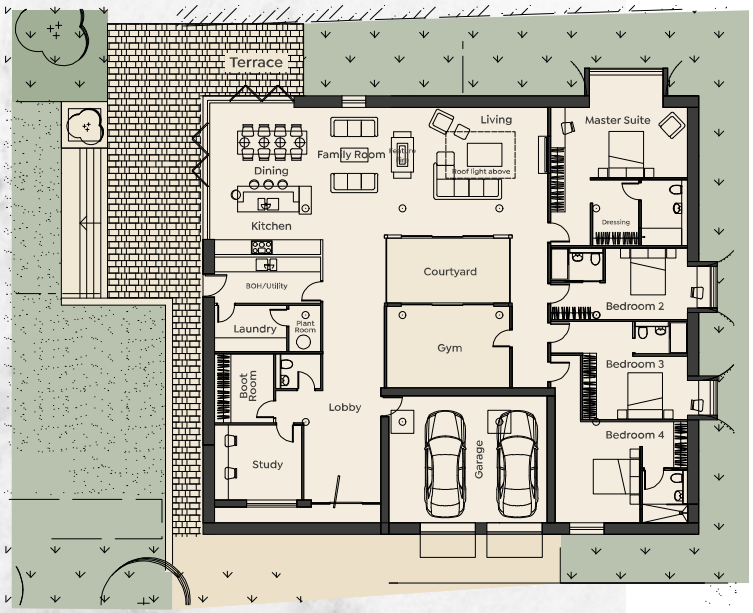
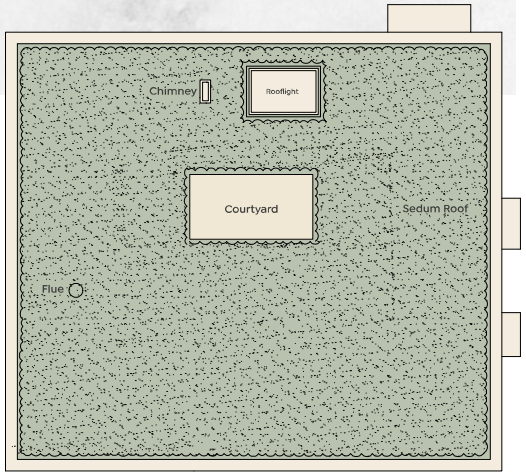


Proposed ground floor plan



Proposed roof plan

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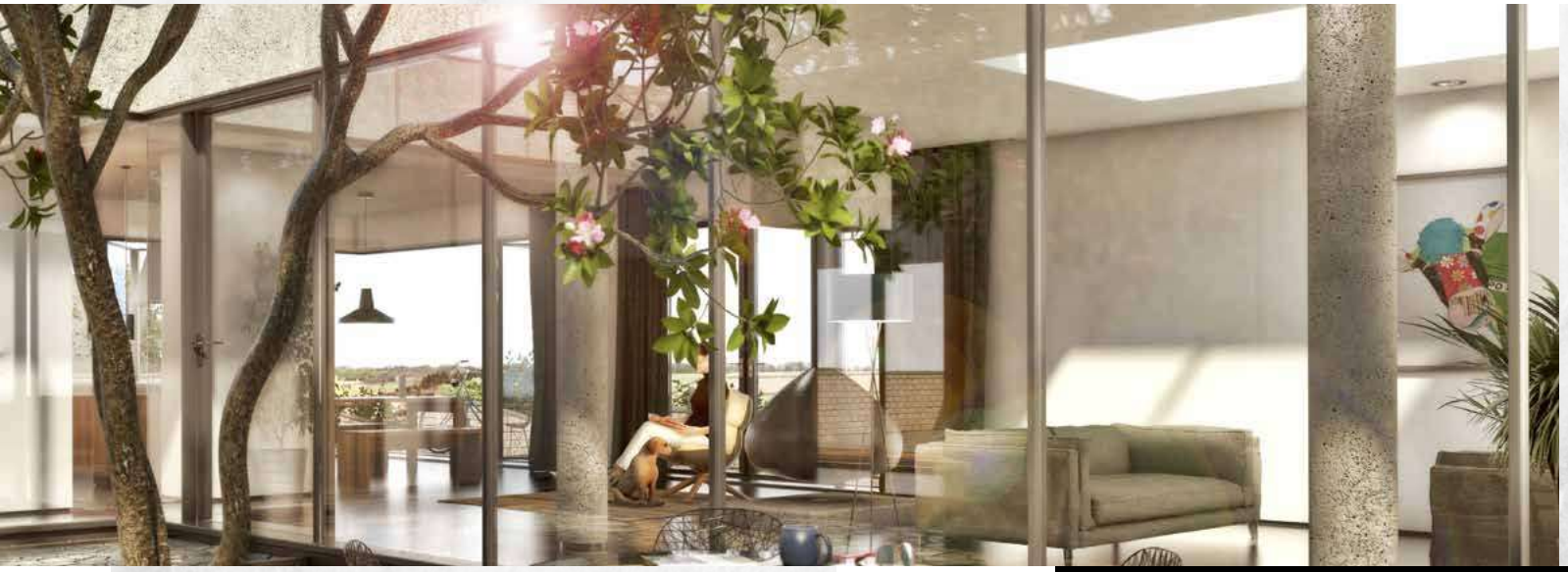

"Concept to Completion"

PDS CONSTRUCTION

Built and developed by PDS

Established more than 25 years ago, PDS Construction are a small volume house builder and property development company specializing in bespoke designed luxury homes. Our properties are found in the best locations, each one is unique and they are finished to the highest standard and specification.

www.builtbypds.com

Illuminating INVESTMENTS

Illuminating investments is a well financed investment and development company. We are committed to the funding and delivery of the very best quality products across the property sectors focussed on Yorkshire. Recent residential developments have been successfully completed in Bardsey, Wetherby, Boston spa, Thorp Arch, Chapel Allerton, Ripon, Headingley and Leeds city centre. For more information please visit our website:

illuminatinginvestments.com

Bespoke service

We have an in-house architectural and interior design team that is able to work with any discerning purchaser to design their own grand design!

Tenure / Services

The property is available on a freehold basis and benefits from mains water and electricity supply. It will be heated via an efficient air sourced heat pump.

Legal costs

Each party will be responsible for their own legal costs incurred.

Viewing

By prior arrangement with the developer.

Price

Offers in the region of £2million.

Avaliable - Autumn 2021

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Contact

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