



East Lodge, Temple Newsam, Leeds,  
LS15 0AD

**\*Guide Price £150,000 + (plus fees)**

**For Sale by auction on  
Wednesday 1st September 2021**



# Temple Newsam

A rare opportunity to acquire a character gatehouse on the Temple Newsam Estate. East Lodge is a Grade II listed, three bedroom detached property. It has been vacant for a number of years and is now in need of a scheme of updating. Externally, there are established gardens to three sides and the buyer will have a right of way over an unmade driveway to the south of the property.

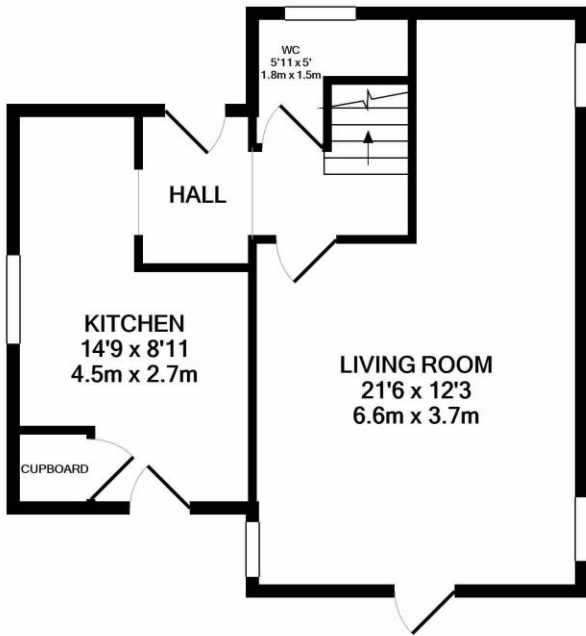
We have been advised that a portion of the garden will be allocated to the property.

A new 250 year lease, with peppercorn ground rent, will be in place prior to the auction.

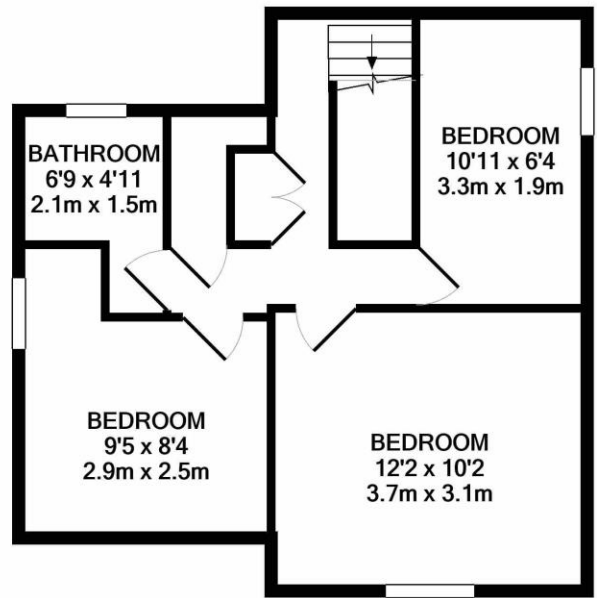
At present, there is no water supply to the property however the Council intends to excavate and replace the existing water pipe and install a new washout hydrant. It is hoped that the works will be carried out and completed prior to the auction date, or at the latest, by completion of the sale, but if this is not achievable, it will be carried out as soon as possible and access to East Lodge maybe required.

Any purchasers choosing to buy without viewing in person are doing so at their own risk and acknowledge that the auctioneer will not be held responsible for any issues that may arise due to them being unintentionally missed from the video or sales particulars.





GROUND FLOOR  
 APPROX. FLOOR  
 AREA 394 SQ.FT.  
 (36.6 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 401 SQ.FT.  
 (37.3 SQ.M.)

**TOTAL APPROX. FLOOR AREA 795 SQ.FT. (73.8 SQ.M.)**

plan not to scale - strictly for identification purposes only

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**TENURE –Leasehold**

**SERVICES** – Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

NB: Services, apparatus and equipment have not been tested by Auction House and therefore cannot be verified as being in working order.

The buyer is advised to obtain verification from their Solicitor/Surveyor.

**LOCAL AUTHORITY** – Leeds City Council

**VIEWINGS** – Strictly by appointment with Auction House Tel 0113 3933482

**PLANS & PHOTOGRAPHS** – The plans and photographs are there to aid identification of the property only. The plans are not to scale.

**CHARGES AND PAYMENTS – In addition to the deposit**

**Administration Charge:** 0.9% inc VAT of the purchase price subject to a minimum of £1,200 inc VAT.

**Buyer's Premium:** £1,000 + VAT

**Disbursements:** Any additional disbursements payable by the purchaser are yet to be confirmed by the vendors solicitor. For more details please see the legal pack.

**\*GUIDES** - Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.



**Viewing**

By appointment only through our Auction House branch Mon – Fri  
Call our team 7 days a week from 8am til 8pm

9.00 - 5.30

1 Feast Field, Horsforth, Leeds LS18 4TJ

Tel: 0113 3933482 Fax: 0113 258 6698

Email: [info@ahwy.co.uk](mailto:info@ahwy.co.uk) [auctionhouse.co.uk/westyorkshire](http://auctionhouse.co.uk/westyorkshire)

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