



Indicative boundary only

For Sale

Shire View, 72 Headingley Lane, Leeds, LS6 2DJ

- Freehold for sale via informal tender
- Unconditional and conditional bids invited
- Excellent redevelopment opportunity, subject to necessary consents
- Total site area approximately 1.36 acres (0.55 hectares)



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Highlights

- Freehold for sale by informal tender - offers invited
- Approximately 1.36 acres (0.55 ha)
- Potential redevelopment opportunity for a mix of uses, subject to the necessary consents
- Popular student and family housing market location close to the local amenities of Headingley and with easy access to the city centre
- Pack of supporting technical and legal information available
- **Deadline for offers: 12 noon on Tuesday 10th December 2024.**



Opportunity

The disposal of Shire View provides an excellent opportunity to acquire an existing building and land with development potential within the highly sought after location of Headingley, Leeds.

The site is owned freehold by The Guide Dogs for the Blind Association.

The site is potentially suitable for re-use or redevelopment for a variety of uses including residential, subject to gaining the necessary consents.

Description

Shire View comprises a predominantly three story brick building with associated parking and landscaping. In total the site measures approximately 1.36 acres (0.55 ha) and excluding the access road, approximately 0.85 acres (0.34 ha). The building itself measures approximately 20,710 sq ft (1,924 sq m) GIA.

The building was originally developed as a care home but has since been converted and occupied for use as an office, nursery and the most recent use as a dog training facility (Sui Generis use).

The car park provides for approximately 30 cars.

Vehicular access to the property is partly via a shared access road from Headingley Lane. The access is shared with neighbouring property Headingley Castle which comprises residential apartments, as well as a commercial and residential property fronting Otley Road.



Location

The site is located in Headingley, a suburb of Leeds approximately 1.5 miles north west of the city centre and situated on the north side of Headingley Lane (A660).

Headingley is well established as an area for students, young professionals and families, attracted by it's range of local amenities including numerous restaurants, bars and shops. The site is also conveniently located for ease of access into the city centre and particularly the universities.

Headingley Castle is situated to the immediate north/north west of the main building. A retirement living scheme operated by Sanctuary Housing is located to the east and amenity land to the south/south west.

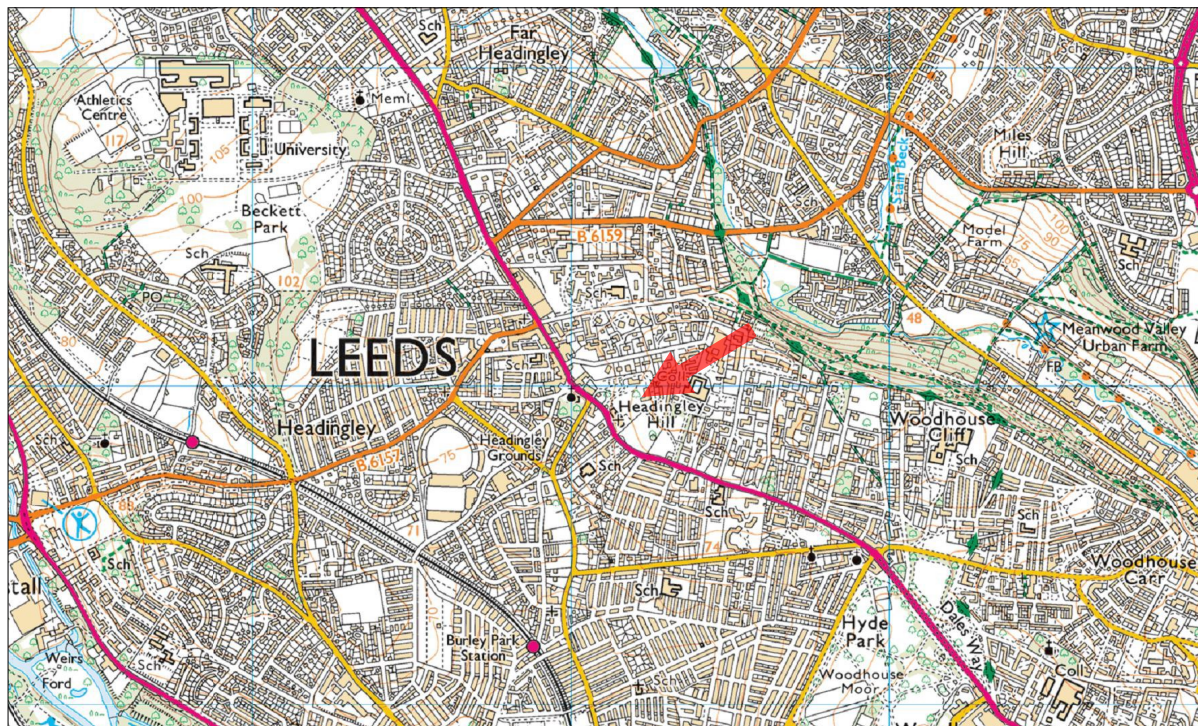
Planning

The site lies within the planning jurisdiction of Leeds City Council.

The site is potentially suitable for redevelopment for a variety of uses including residential, subject to gaining the necessary consents.

Neighbouring Headingley Castle is a Grade II listed mid-19th Century building converted into residential apartments. The site is also located within the boundary of Headingley Conservation Area and a small part of the site is designated as green space within the local authorities Site Allocations Plan. Bidders will need to consider the above with regards to any redevelopment proposals.

Bidders should make their own enquiries in respect of planning matters.



Method of Sale

The site is being sold by informal tender. Offers are invited for the freehold interest of the property.

The vendor reserves the right not to accept the highest or any offer received.

Basis of Offers

Both unconditional and subject to planning offers are sought from potential purchasers.

Offers should be submitted using the bid proforma available in the dataroom.

Conditional on planning bids should be accompanied by outline scheme proposals and layout plans.

A bidder guidance document, also available in the [dataroom](#), provides further instructions on the basis of offers to be submitted and the supporting information to be provided.

Viewings

A strict 'by appointment only' viewing protocol is in place and these will take place on designated days.

If you wish to attend, please use the contact details provided.

Offers are to be submitted by 12 noon on Tuesday 10th December 2024.

Subject to Contract.

Title

The freehold of the site is available for sale and is registered under title no. WYK844453.

Parties should undertake their own legal enquiries.

Supporting information

A link to a secure dataroom is available [here](#).

This will provide a pack containing information including:

- Bidder guidance note and Proforma
- Building floorplans
- EPC
- Topographical Survey
- Ecology Survey
- Further Photographs
- Title Information

Please be advised that plans, drawings and other information on the data site may be protected by copyright, patent and warranty laws.



**If you would like to know
more please get in touch.**

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