



Moorlands School, Foxhill Drive, Weetwood Lane, Leeds LS16 5PF

FREEHOLD – DEVELOPMENT OPPORTUNITY – CIRCA 3.62 ACRES (1.47 HECTARES)

NEWMARK

Executive Summary

- Freehold development opportunity in the affluent Leeds suburb of Weetwood.
- Former independent school extending to approximately 31,017 sq ft (GIA).
- Site extending to approximately 3.62 acres (1.47 hectares).
- Existing buildings include the original Victorian building, sports hall and swimming pool.
- Located within an established and highly desirable residential location.
- Suitable for a range of uses including; Education, Residential and Care.
- Offers invited on an unconditional basis only.

31,017 sq ft

approx GIA of former school

3.62 acres

site extending to approx

Freehold

development opportunity

OPPORTUNITY

Moorlands School presents a rare opportunity to acquire a substantial freehold site within one of North Leeds' most established and affluent residential locations.

The property comprises a former independent preparatory school arranged around an attractive late 19th century principal building, together with ancillary sports and leisure facilities and extensive grounds.

The site offers significant potential for residential led redevelopment, retirement living, or alternative uses, subject to planning permission.

The property is offered with vacant possession and is considered suitable for unconditional or conditional (subject to planning) disposal, appealing to developers, owner occupiers and specialist operators.

THE SITE

The Property comprises a mixture of period and more modern accommodation set within mature landscaped grounds.

The principal building is a substantial two to four storey stone-built former school building originally constructed in 1898, extending to approximately 21,266 sq ft (GIA). The building provides a range of classroom, office, storage and ancillary accommodation.

Additional accommodation includes:

- Sports Hall extending to approximately 5,274 sq ft (GIA)
- Swimming Pool extending to approximately 3,885 sq ft (GIA)
- Portacabin accommodation extending to approximately 592 sq ft (GIA)

Externally, the Site benefits from extensive landscaped grounds, playing fields, car parking and external play areas.

The Site occupies an elevated and established position within a highly attractive residential area characterised predominantly by large detached dwellings and mature tree-lined surroundings.



ACCOMMODATION



Main Building

A substantial stone built property arranged over basement, ground, first, second and third floors, extending to approximately **21,266 sq ft (GIA)**. The building retains many period features but is in need of refurbishment and modernisation.



Sports Hall

A single storey building (double height) extending to approximately **5,274 sq ft (GIA)**, constructed in the 1970s and later extended.



Swimming Pool

A dedicated leisure building extending to approximately **3,885 sq ft (GIA)**, constructed circa 2000.



Ancillary Accommodation

Including a former portacabin nursery building of approximately **592 sq ft (GIA)**.



External Areas

Open playing field, hardstanding play areas, landscaped grounds and surfaced car parking.

Total built area: approximately **31,017 sq ft (GIA)**.



LOCATION

The property is located in Weetwood, approximately 3.8 miles north of Leeds City Centre, within an established and highly regarded residential suburb characterised by large detached dwellings and mature landscaping.

Foxhill Drive is situated close to Weetwood Lane (A660), providing direct access south to Leeds City Centre and north towards Otley and the wider Wharfedale corridor. The surrounding area benefits from strong residential demand, supported by an attractive and affluent housing market, alongside robust education demand generated by a concentration of highly regarded schools and nearby university campuses.

CONNECTIVITY

Highlights include:



A6120
Ring Road
0.6 miles North



A660
Otley Road
1 mile South



Headingley
Railway Station
2.2 miles South West



Leeds
Bradford Airport
3.6 miles North West



Leeds
City Centre
3.8 miles South

Leeds Beckett University's Headingley Campus is located approximately 1.2 miles to the south and the University of Leeds Sports Park lies approximately 1 mile to the west.



PLANNING

The property is located within the administrative area of Leeds City Council and lies within the Weetwood Conservation Area.

The lawful planning use is educational (Use Classes E(f) and F1(a)).

The site's eastern boundary comprises a mature tree belt containing ancient woodland and is located within the Green Belt.

There is no site specific allocation for redevelopment; however, planning policy allows for alternative uses subject to:

- Demonstrating lack of ongoing community need; and
- Producing a scheme appropriate to the site's character, scale and heritage context.

Potential alternative uses may include:

- Residential redevelopment (conversion and/or limited new build)
- Retirement living
- Student accommodation (subject to Article 4 constraints)
- SEN school provision
- Continued educational use.

Interested parties should undertake their own planning and technical due diligence.



METHOD OF SALE

Offers are invited for the freehold interest, on either:

- **Unconditional** basis only

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

TENURE

Freehold.

Title Number: **WYK665169.**

The site will be sold with **vacant possession.**

EPC

Main Building EPC – D.

Sports Hall EPC – F.

Swimming Pool EPC – C.

VAT

The property has **not been elected for VAT.**

VAT is not anticipated to be chargeable on the purchase price.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment through Newmark.

No entry onto the Property is permitted without prior consent.





Contacts

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