

# FOR SALE – FREEHOLD NORTH LEEDS STUDENT/RESIDENTIAL INVESTMENT OPPORTUNITY

TANNERY SQUARE, GREEN ROAD, MEANWOOD, LEEDS, LS6 4LT



## KEY HIGHLIGHTS:

- ◇ Rare unbroken block of 15 units comprising a mix of apartments & cottages
- ◇ Attractive 'village green' setting in conservation area of popular North Leeds suburb
- ◇ 5 mins' walking distance to all key amenities including Waitrose, Northside Retail Park, medical centre & public transport routes
- ◇ Fully let on annual ASTs expiring summer 2026
- ◇ Current Rent Roll £145,545 pa with a number of opportunities for asset management and value add
- ◇ All EPC/Gas/Electric compliance certificates in place
- ◇ Future break up/disposal potential

On the instructions of:

**unipol housing**

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# LOCATION



## Surrounding Amenities

- Around 350 metres away is the only Waitrose supermarket in Leeds.
- Northside Retail Park offers a wider range of operators including Aldi, Greggs, Sue Ryder, One Beyond, Card Factory, Majestic Wine, Poundstretcher & KFC.

- Meanwood Health Centre and Pharmacy are close by to the south.
- On the site of the old Becketts pub is the popular Meanwood Tavern, with popular Italian restaurant, Zucco, adjacent.
- The site backs onto the ever-popular Meanwood Park.
- The Meanwood Valley Trail is a 7 mile linear walk through some of the highlights of the cultural and natural history of this green corridor. 9 shorter, circular routes have been created within it.
- There are regular bus services to Leeds city centre (20 minutes via Otley Rd (A660) or Meanwood Road).

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# OVERVIEW TENANCY SCHEDULE:



5x Cottages / 6x 2-Bed Apartments / 4x 1-Bed Apartments

No.	Type	Floor	No.Beds	Property Size Ft <sup>2</sup>	Property Size M <sup>2</sup>	Spec	Avg Rent / Unit pcm	Annualised Rent pa	Day Rate	EPC	
1	Flat	Ground	2	689	64	Standard	£776.20	£9,314.40	£25.52	D (66)	
1a	Flat	Ground	2	592	55	Standard	£776.20	£9,314.40	£25.52	C (72)	
2	Flat	1st	2	656.5	61	Deluxe	£786.20	£9,434.40	£25.86	C (72)	
2a	Flat	1st	2	592	55	Standard	£808.30	£9,701.70	£26.58	C (75)	
3	Flat	2nd	1	452	42	Deluxe	£860.72	£10,329.50	£28.30	D (57)	
3a	Flat	2nd	1	452	42	Standard	£848.76	£10,183.50	£27.90	D (61)	
4	Flat	Ground	2	570.5	53	Standard	£808.30	£9,701.70	£26.58	D (65)	
4a	Flat	1st	2	570.5	53	Standard	£776.20	£9,314.40	£25.52	C (70)	
5	Flat	2nd	1	452	42	Standard	£848.76	£10,183.50	£27.90	C (77)	
6	End Tce	House	1	549	51	Deluxe	£819.70	£9,836.75	£26.95	D (61)	
7	Mid-Tce	House	2	495	46	Standard	£808.30	£9,701.70	£26.58	C (69)	
8	Mid-Tce	House	2	495	46	Standard	£848.76	£10,183.50	£27.90	C (69)	
9	Mid-Tce	House	1	495	46	Standard	£808.30	£9,701.70	£26.58	C (69)	
10	Mid-Tce	House	2	495	46	Standard	£808.30	£9,701.70	£26.58	C (69)	
11	Studio	2nd	1	237	22	Economy	£745.20	£8,942.50	£24.50	D (68)	
<b>Total:</b>							<b>£12,128.20</b>	<b>£145,545 pa</b>			
<b>15 Units</b>											



**Communal Costs:** Gardening £1,628 pa  
Common Area Cleaning (to flats) £2,730 pa

**All tenancies expire 31/7/26 with the exception of Unit 3 (30/6/26)**

**N.B.** Please note individual flats not measured; areas from EPCs

- All rents inclusive water rates; all other costs are tenant direct
- 5/6 car spaces on first-come-first-served basis
- All units fully furnished

- Cycle storage boxes in car park by agreement
- All tenancies annual ASTs (£500 deposits held)
- Most units benefit from CCTV/Alarms

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# PROPERTY DETAILS

## Planning

We understand the property is Grade II listed, and is situated within the Meanwood Conservation area.

The property is not allocated as being within the Green Belt although it does abut it.

## Title

The site is held Freehold under Title Number WYK612627, subject to the individual Assured Shorthold Tenancies detailed above.

There are some historic covenants in place that the vendor intends to insure against.

The plot extends to approx. 0.35 acres.

A right of way exists over the road/archway to serve the adjacent property and an access gate. This area is not to be blocked. Stage II information available on request.



## Specification

The property, comprising 2 distinct blocks, is entirely built in coursed Yorkshire stone beneath slate roofs.

The buildings have a mix of original timber framed sash windows along with some UPVC replacements.

Internally, the units have a mix of specifications but are largely modern and mostly benefit from gas fired central heating systems.

## Tenancies

The properties are each let on fixed term ASTs, expiring summer 2026 (see attached schedule).

Copies of the individual ASTs (identity redacted) are available as part of the Stage II information.

All up-to-date Gas Inspection/Compliance Certificates are available as part of the Stage II information (valid to September 2026).

Individual EPC certificates are also available.

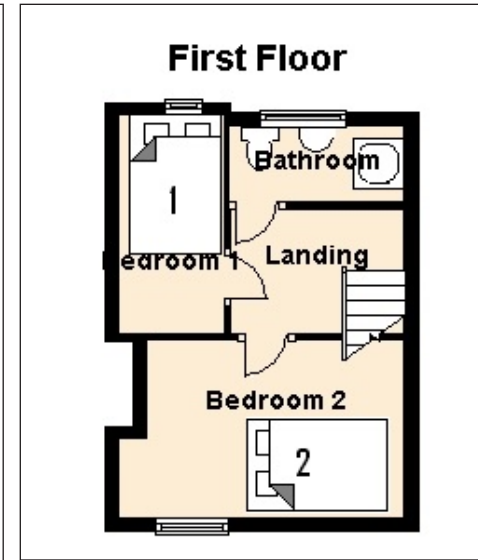
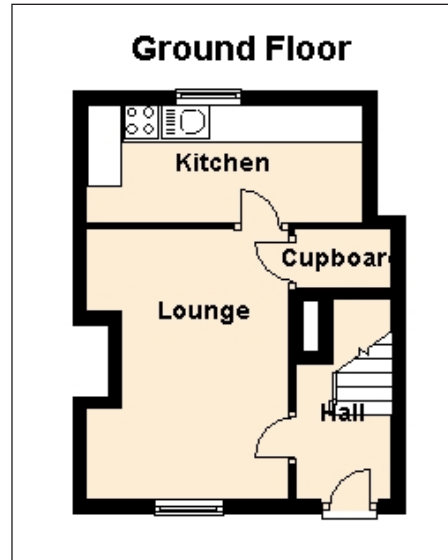
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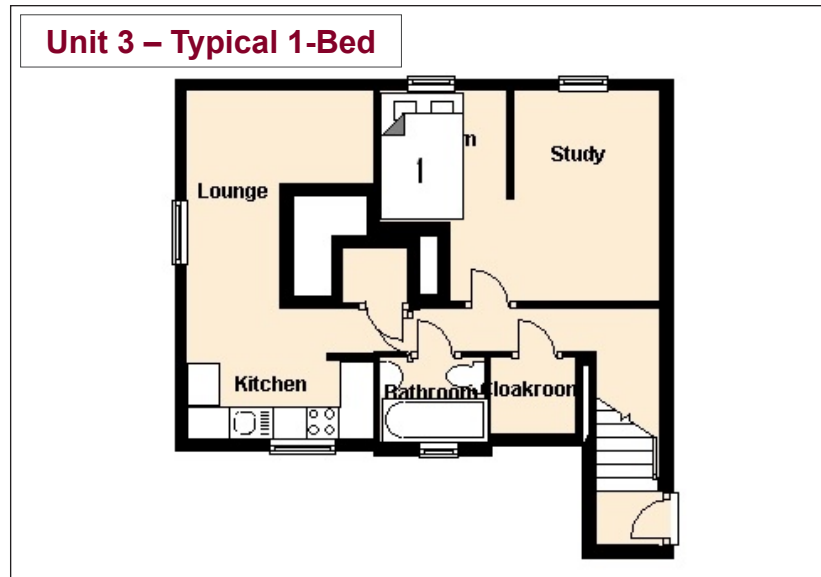
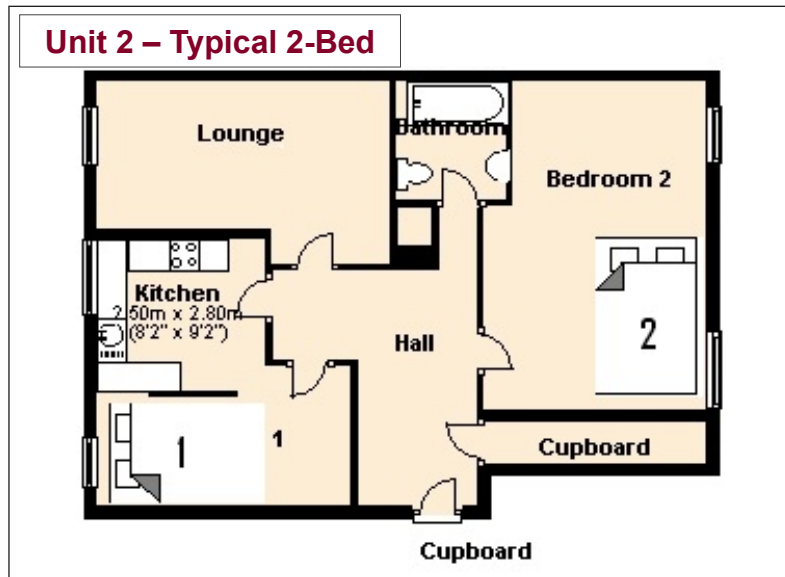
# ACCOMMODATION / FLOOR PLANS

Net floor areas extracted from EPCs as follows:

Flat	M <sup>2</sup> (NIA)	Ft <sup>2</sup> (NIA)	Cottage	M <sup>2</sup> (NIA)	Ft <sup>2</sup> (NIA)
1	64	689	6	51	549
1a	55	592	7	46	495
2	61	657	8	46	495
2a	55	592	9	46	495
3	42	452	10	46	495
3a	42	452	11	22	256
4	53	570	<b>Total</b>	<b>257</b>	<b>2,785</b>
4a	53	570	<b>Total combined floor areas: 724 m<sup>2</sup> / 7,811 ft<sup>2</sup></b>		
5	42	452			
<b>Total</b>	<b>467</b>	<b>5,026</b>			



**Unit 7 –  
Typical  
Cottage**



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**Further information  
&  
to arrange a viewing – strictly  
by prior appointment given  
tenanted nature of premises**

Please contact the sole agents:

**Paul Fox**

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## The Opportunity

Guiding offers in the region of

**£2,000,000**

subject to contract and exclusive of VAT

A purchase price at £2m would reflect a Gross Yield of 7.3%

### VAT:

Applicable (available as TOGC)

### EPC:

See attached schedule. All EPCs are valid until either July 2028 or in the case of Units 2, 2a and 5, Dec 2032

### Legal Costs

Legal costs - Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.



### Anti-Money Laundering:

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

### Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Brochure Prepared May 2026