

Elmete Hall

— ELMETE LANE, ROUNDHAY, LEEDS —



FOR SALE - ICONIC GRADE II LISTED COUNTRY HOUSE IN A SOUGHT AFTER PART OF LEEDS
SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING CONSENT)

Location

Elmete Hall is located in Roundhay an affluent and diverse northern suburb of Leeds. The property borders the 700 acre Roundhay Park, one of the biggest city parks in Europe attracting nearly one million visitors each year and is adjacent to the 18 hole Leeds Golf Club, one of the oldest and most historic golf clubs in Leeds, founded in the 1890's. In addition it neighbours the recently completed luxury housing development Hampton Park an exclusive development of 4 & 5 bedroom executive style homes.



Location

Elmete Hall occupies an elevated position above Wetherby Road with a superb panoramic vista looking south across the skyline of Leeds city centre and beyond. The property is well located approximately one mile for the Leeds Outer Ring Road and one mile from the amenities and shopping facilities of Oakwood whilst still being within four miles of the city centre.



Elmete Lane, Leeds, LS8 2LJ



Leeds

Leeds is the third largest city in the UK with a population of 781,700 people; it has a thriving and diverse economy which has witnessed the fastest rate of private-sector jobs growth of any UK city generating 5% of England's total economic output. After London, Leeds is the largest legal and financial centre in the UK with the financial and insurance services industry worth £13 billion to the Leeds economy with more than 30 national and international banks located in the city including the only subsidiary office of the Bank of England.

The city is home to two of the UK's leading universities, the University of Leeds and Leeds Beckett University both of which have world-class research facilities and two of the top business schools, with Leeds Trinity specialising in teaching. The city also has one of the largest teaching hospitals in Europe which cares for more patients than anywhere else in the north of England.

Leeds has a strong visitor economy, ranked fifth on Lonely Planet's Best in Europe 2017 list, and is a vibrant, varied and cultural hub with 331,000 overseas visits to Leeds and 1.4m overseas visits to Yorkshire with tourists spending £516m.

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SPENDING



Elmete Hall

Elmete Hall dates back to 1815 and was one of the finest grade II listed country houses in Leeds, built by the Nicholson family and sold to James Kitson the famous Leeds Engineer. More recently the building in 2005 was extensively redeveloped and extended by Leeds based property developer Rushbond Plc to provide three high quality office buildings, retaining many of the buildings original period features including the grand neo Jacobean style carved wooden staircase within Kitson House and the superb glazed 'peacock cupola' dome, lighting the elaborate cast iron circular staircase within Old Hall, whilst Nicholson House included a new build, contemporary two storey extension which links into Kitson House.

The development is currently occupied by two businesses, as regional HQ style offices, benefiting from the following specification:

- Superb high quality refurbishment
- Generous, dedicated on site car parking for 66 vehicles
- Mixture of individual grand offices & open plan areas
- New gas fired central heating throughout
- Passenger lifts within each of the buildings
- Modern wash rooms and shower facilities within Kitson House
- Computer compatible lighting throughout the office areas
- Fibre Internet connectivity



The Opportunity

Elmete Hall offers the rare opportunity to purchase a high profile, substantial property in a much sought after location. The building (subject to planning consent) may be suitable for a variety of alternative uses to include:

- Offices
- Residential
- Hotel & Leisure
- Care Home

Planning & Listing

Elmete Hall is currently used as BI Offices. The building may, subject to planning consent, suit a redevelopment to a variety of different uses. The building is grade II listed.

Interested parties are advised to liaise with the local planning authority to establish the viability of any proposed redevelopment proposals.



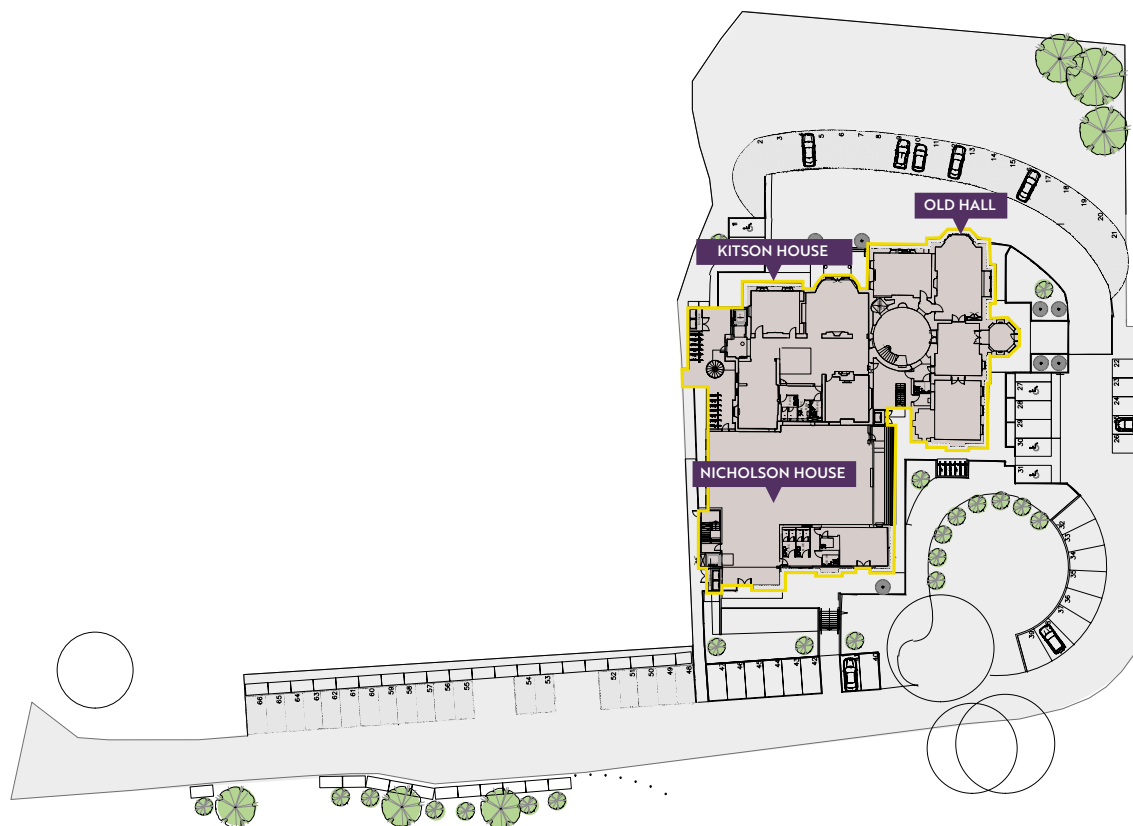
Floor Areas

The property has been measured in accordance with the RICS code of measuring practice 6th edition to provide the following Net Internal Floor Area:

Building	Ground Floor		First Floor		Second		Building Total		CPS
Old Hall	277.10 sq m	2,983 sq ft	142.94 sq m	1,539 sq ft			420.04 sq m	4,521 sq ft	17
Kitson House	237.39 sq m	2,555 sq ft	258.04 sq m	2,778 sq ft	36.50 sq m	393 sq ft	531.93 sq m	5,726 sq ft	21
Nicholson House	343.64 sq m	3,699 sq ft	306.29 sq m	3,297 sq ft			649.93 sq m	6,996 sq ft	28
							1,601.90 sq m	17,243 sq ft	66

In addition there is a usable basement with vaulted ceilings underneath Kitson House.

CAD Plans are CAD plans are available upon request from the agents.



Tenure & Covenant

Freehold, the property is currently in two ownerships filled under title numbers: WYK807308 & WYK823590.

There is currently a restriction on the title dated 08 November 2005 for a period of 25 years from this date restricting the use the property or any parts to be used for any purpose other than as offices (not exceeding 1866 sq m gross internal area) other than as permitted by Use Classes B1 and D1 of the Town and Country Planning (Use Classes) Order 1987.

Our clients appointed legal advisors have engaged with the beneficiary of the restrictive covenant and they have agreed, subject to final agreement and approval, to vary the covenant to permit alternative forms of development at Elmete Hall. For further information please contact the agents.

Disposal Options

For Sale as a whole, with Vacant Possession. Given the various potential future uses we are inviting offers, either on a subject to planning basis or consideration will be given to unconditional.

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Viewing

For further information or to arrange a viewing please contact the agents

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