

FOR SALE

2.1 Acre Development Site with Full Planning Consent for 50 No. Over 55's Apartments

Land at Grove Lane
Headingley
Leeds
LS6 2BG

Sanderson Weatherall

Key Highlights

- **Rare north Leeds development land opportunity**
  Freehold interest in a 2.1 acre parcel of undeveloped land
- **Full planning consent: 21/04030/FU**
  Approved scheme of 50 no. apartments for over 55's
- **Sought after neighbourhood**
  Attractive surroundings in popular residential area
- **Excellent accessibility and local amenities**
  Conveniently positioned a short walk from Meanwood Road
- **Located next to a luxury care home**
  Situated west of Grove Park Care Home



Grove Lane Frontage

Location

A prime North Leeds location combining an established residential setting with excellent connectivity.

The property is situated off Grove Lane in Headingley, one of North Leeds' most popular suburbs located just 3 miles north of Leeds city centre.

The location combines an attractive suburban setting with excellent local transport links and proximity to the popular neighbourhood high streets of Meanwood, Headingley and Chapel Allerton where an extensive range of independent cafes, restaurants, shops and everyday amenities can be found.



3 miles
Leeds City Centre

3.5 miles
Leeds Train Station

0.7 miles
Headingley Central

0.8 miles
Meanwood Park

The Site

The site extends to approximately 2.1 acres and forms a roughly rectangular shape with frontage to Grove Lane along the northern boundary. The land is undeveloped and substantially open with trees located around the periphery.

Grove Park Care Home is located directly to the northeast of the property. The subject site includes the entrance road and western three car parking spaces of the adjacent care home's overflow car park.

To the east of the property is Buslingthorpe Vale rugby ground. Along the southern extremity of the site is a public bridleway beyond which is a small watercourse. At the western boundary is a single residential dwelling, garden, and open land.



Planning

The site benefits from full planning consent for the development of 50 retirement / lifestyle apartments for residents aged 55+. We understand 4 of the apartments are designated as Affordable Housing. The development has a dedicated access off Grove Lane, 39 lower ground floor car parking spaces and a further 5 external spaces. See application reference 21/04030/FU for full details.

The site is not located within in a Conservation Area. Several trees within the site are subject to Tree Preservation Orders.

The site may be suitable for a variety of other uses, subject to the necessary consents. We advise all parties to make their own enquiries of the Local Planning Authority.

50
Apartments

55+
Lifestyle Living

FULL
Planning Consent



Proposed Site Plan





Proposal

Offers are invited for the freehold interest in the property on an unconditional or subject to planning basis.

Title

The property is held freehold under two registered titles: WYK911910 and YY24317.

Costs

Each party will be responsible for their own costs.

VAT

We understand the property is not elected for VAT.

Further Information

A data room of further information including plans and a topographical survey is available upon request.

Anti-Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Sanderson Weatherall

Viewings

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

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