

FOR SALE

Land with Development Opportunity

for Luxury Retirement/Lifestyle Living Apartments designed exclusively for residents aged 55+

Grove Lane | Headingley | Leeds | West Yorkshire | LS6 2BG





Grove Lane - Headingley - Leeds - West Yorkshire - LS6 2BG



PRIME RETIREMENT DEVELOPMENT OPPORTUNITY

Key Sale Points



The site occupies a broadly rectangular shaped plot extending to 2.09 acres or 0.845 hectares



Planning consent granted for the development of 58 Spacious Apartments of circa 4,724sq m (49,676sq ft) across 4 floors incorporating underground car parking



Likely to be of interest to developers of high-end specialist Retirements / Assisted living accommodation and investors alike



Different sale options available including freehold



Price on application

PRIME RETIREMENT DEVELOPMENT OPPORTUNITY

Executive Summary

Prime location within Headingley; an affluent leafy suburb of North Leeds which benefits from excellent retail and leisure provisions.

Situated within walking distances of the nearby Waitrose supermarket and Headingley Central Shopping Development including a variety of the nearby restaurants, health centre and supporting services. The site comprises circa. 2 acres of mature greenfield development land in a tree lined setting adjacent to the newly developed Grove Park Care Home, completed in 2014.

Brief for Sale

We are inviting freehold offers for either of the following acquisition proposals as outlined below on an unconditional basis:

- **Option 1** - Outright purchase of the shareholding in the subsidiary development company (Roseville "The Paddock" Limited) who own the Freehold
- **Option 2** - Freehold purchase of the subject development plot;

The vendor can also offer a to manage the delivery of the development via a separate service agreement with the successful purchaser given the seller's experience with developing similar schemes, an example being the adjacent Grove Park care home scheme which was completed in 2014.

Full planning consent has been granted for the construction of 58 retirement living apartments designed exclusively for residents aged 55+ subject to a Section 106 Agreement with the Local Authority (Planning Reference Number: 19/04950/FU)

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Location

The proposed development site is located on the southern side of Grove Lane, on land adjacent to Grove Park Residential Care Home in Headingley within a well-established suburb of North Leeds, approximately 3.0 miles north of Leeds City Centre, and 1.5 miles west of Chapel Allerton.

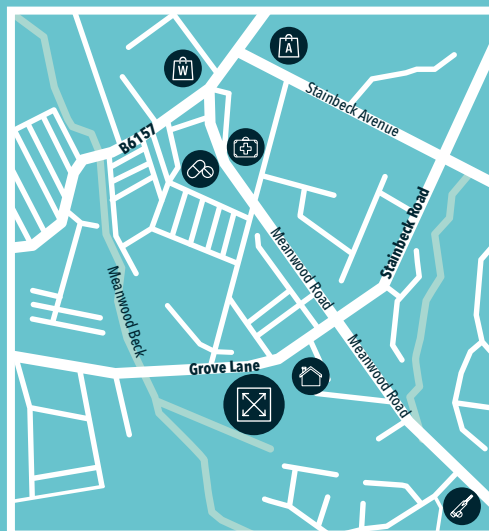
The suburb has fast become a highly desirable residential location due to the increased retail and leisure amenities provided in recent years coupled with the outstanding green open spaces and trail walks along Stain Beck and Meanwood Beck. National supermarket operators of note include Waitrose, Aldi, Lidl and Marks and Spencer all represented.

Several independent restaurant and bar operators are also present with some of the larger chains situated within the centre of Headingley and Chapel Allerton. The development when complete will form part of an established residential suburb of Leeds with the surrounding area made up of predominantly large detached and semi-detached dwellings which has fast become popular with young families and middle-aged retired couples.

Greater Leeds



Headingley



-  **Site**
Grove Lane, Headingley, Leeds, LS6 2BG
-  **Grove Park Residential Care Home**
100 Grove Lane, Headingley, Leeds, LS6 2BG
-  **Meanwood Health Centre**
548 Meanwood Road, Meanwood, LS6 4JN
-  **Woodhouse Cricket Club**
470 Meanwood Road, Leeds LS7 2QQ
-  **Waitrose & Partners Meanwood**
Green Road, Meanwood, Leeds LS6 4RJ
-  **Woodhouse Cricket Club**
Northside, Meanwood LS7 2TT
-  **Meanwood Pharmacy**
569-571 Meanwood Road, Meanwood, Leeds LS6 4AY

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Bradley Hall

Rail and Road Connectivity

The site benefits from excellent rail and road communications with Headingley, Burley Park and Kirkstall train station all located within close proximity to the subject property and served by Northern Rail providing direct services to York, Leeds and Sheffield.

Surrounding main road communications include Headingley Lane / Otley Road which links with A660 / A65 and Scott Hall Road which links with the A6120 / A64 / A1(M).



BY TRAIN

From Headingley Train Station

Destination	Journey Time
York	65 mins
Leeds	10 mins
Manchester	80 mins (1 change)
Sheffield	70 mins



BY CAR

From Subject Property

Destination	Miles	Minutes
York	25 miles	46 mins
Leeds	3 miles	10 mins
Manchester	46 miles	73 mins
Sheffield	40 miles	60 mins

PRIME RETIREMENT DEVELOPMENT OPPORTUNITY

The Site

Located on Grove Lane, the site extends to **2.09 acres (0.85ha)** and the new when completed will allow for spectacular south facing scenic views overlooking the Woodhouse Ridge.

Surrounding land uses include the adjacent newly built residential care home, a rugby playing field and established residential dwellings. The proposed scheme has been designed to align with Lifetime Homes criteria. As a result, all the apartments are much larger than space standards recommendations, thus allowing for easier movement in and around the apartments.



11 x 1-Bedroom Apartments each with private balcony or garden terrace



42 x 2-Bedroom Apartments each with private balcony or garden terrace



5 x 3-Bedroom Apartments each with extensive private roof terrace and garden

Communal amenities include:

- Secure car parking with electric vehicle charging points at lower ground level with private storage rooms and surface car parking for visitors and car share club
- Mobility scooter storage room
- Communal Storage rooms
- 2 x 13 person passenger lifts
- Entrance Reception, Large Homeowners Lounge and Dining area with extensive south facing roof terrace and garden
- Landscaped gardens with spectacular views overlooking the adjoining Rugby Field and Woodhouse Ridge to the southern end of the development

Site Area: **2.09 Acres (0.85 Hectares)**

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Further Information



TENURE

The freehold interest is available and will be sold with vacant possession or the current company shares could be sold which holds ownership of the asset.

The property is held under Title Reference Number: WYK911910 and YY24317

METHOD OF SALE

The site is available by way of informal tender and offers are sought on an unconditional basis. All offers are to be provided in writing via a formal offer letter with details around funding, proposed acquisition option and timescales for exchange and completion.

The vendor reserves the right not to accept the highest or any offer, withdraw the site from market or alter the method sale at any point throughout the marketing process.

VIEWINGS

Viewings are to be undertaken at the party's discretion and all liability is with the party itself.

VAT

The site is not elected for VAT.

DATA ROOM

Detailed due diligence including all planning documentation is made available by enquiries being made with the seller's agent (Oliver Maloney). Expressions are invited by way of email, following which full documentations will be released to parties.

LEGALS

Each party is responsible for their own legal costs.

CONTACT DETAILS

OLIVER MALONEY

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AGENTS NOTES

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