

Commercial Development Opportunity Leeds Road, Bramhope

Convenience Store Site,
Leeds Road, Bramhope, LS16 9ED



For Sale:

- Highly prominent Convenience Store Development Site with Planning Permission
- Prime corner roadside frontage off new roundabout on key arterial Leeds Road (A660)
- Full Planning Permission for c. 5,082 ft² (472.1 m²) store & 24 parking spaces
- Fully serviced plot totalling approximately 0.53 acres (0.214 ha)
- Landmark, gateway North Leeds location adjacent to 319 unit Miller Homes scheme
- Offers are invited by informal tender by 11th December 2020

Location

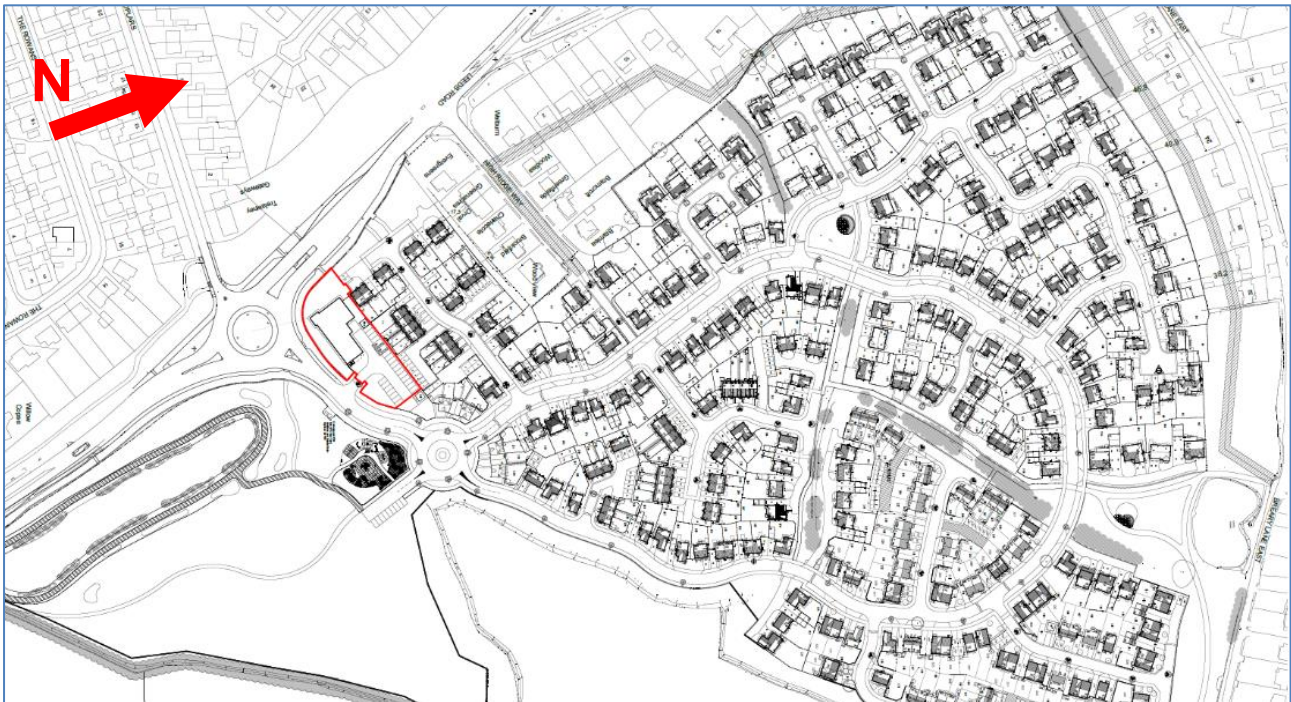
The subject site is located in the village of Bramhope, an affluent village located in West Yorkshire, approximately 8 miles north of Leeds city centre. The site is located within the LS16 postcode area, lying within the Leeds City Council boundary and being adjacent to one of the main arterial roads into Leeds the A660. The area benefits from good transport links via Junction 45 of the A1 motorway that links south to the M1 motorway and Leeds, being 12 miles to the east. There is also close proximity to Leeds Bradford International Airport, being approximately 4 miles to the west. The site is well connected to a number of urban centres, for example being approximately 11.5 miles south of the highly-regarded town of Harrogate. The nearest railway station is Horsforth, around 4 miles to the south, which provides regular services to Leeds, Harrogate and York.

The site is bounded by Leeds Road to the south, with residential dwellings to the west and north off Creskeld Lane and Breary Lane East respectively. To the east of the site lies open pastoral farmland. The site is on the edge of Bramhope village, which is predominantly comprised of a mixture of residential and rural land uses, with a number of schools and amenities within the vicinity including Bramhope Primary School, in addition to Horsforth School and Leeds Grammar School.

Description

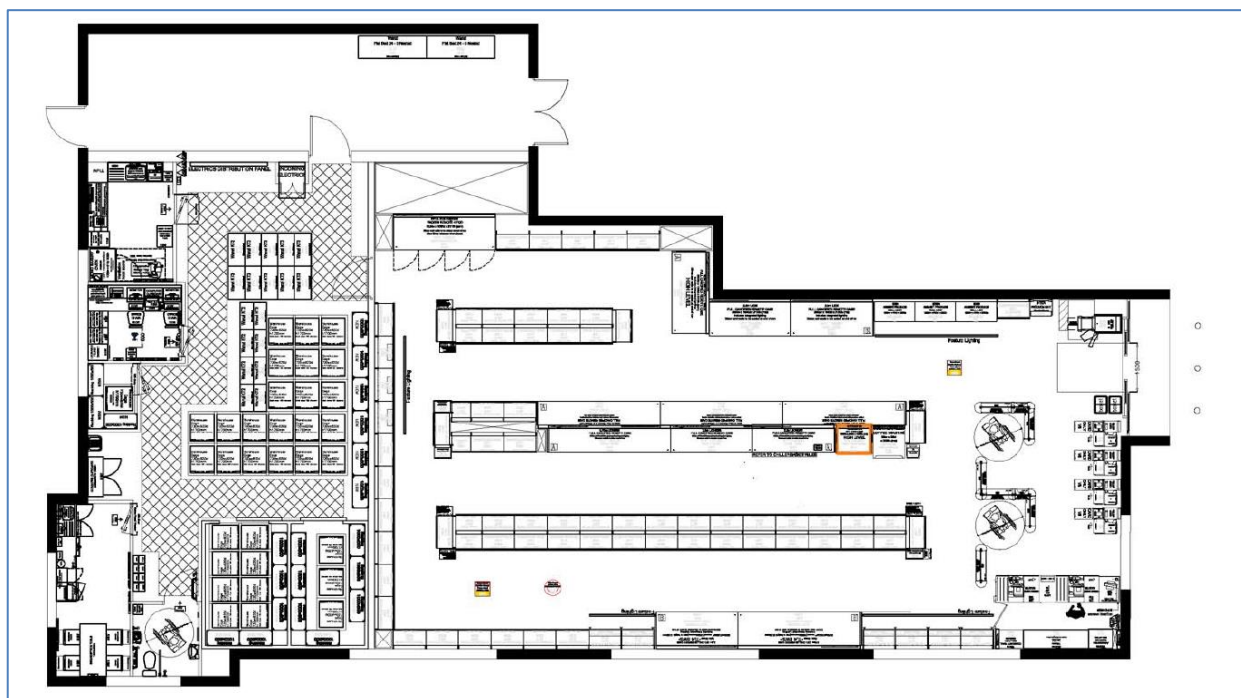
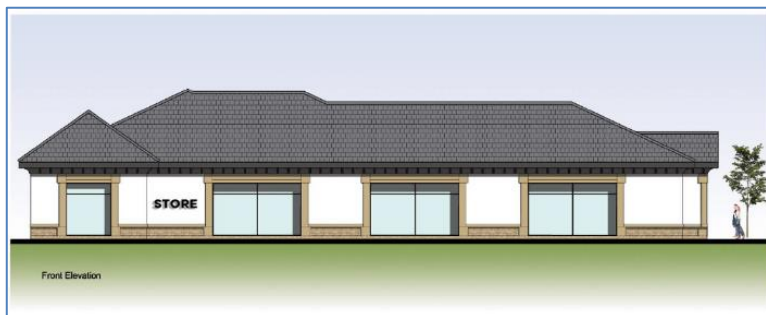
The subject site forms a highly prominent Convenience Store Development Site, with the benefit of a Reserved Matters Planning Permission for a circa 5,082 ft² (472.1 m²) store with 24 parking spaces (including 2 disabled spaces). The site occupies a prime corner roadside pitch, with excellent frontage off the new roundabout on the key arterial Leeds Road (A660) that runs from Leeds to Bramhope. The contractor Colas are currently on target to install the access road to the subject site boundary (with services ready) by the end of December 2020. The site comprises a total area of approximately 0.53 acres (0.214 ha).

The approximate redline boundary of the site, within the context of Miller Homes ongoing residential scheme, is illustrated below:



Planning

The subject site forms part of Miller Homes Reserved Matters Planning Permission (REF: 17/02312/RM) for residential development of 319 dwellings, a convenience store and public open space, with the subject site being the convenience store element. The Planning Permission is currently being built out by Miller Homes.



(Indicative elevations and floorplans)

Technical Information

The client has a range of technical information available to interested parties. All planning and technical information is available to interested parties through a data room via our dedicated website <https://savillsglobal.box.com/v/Leeds-Road-Bramhope>.

Existing Wayleaves, Easements and Rights of Way

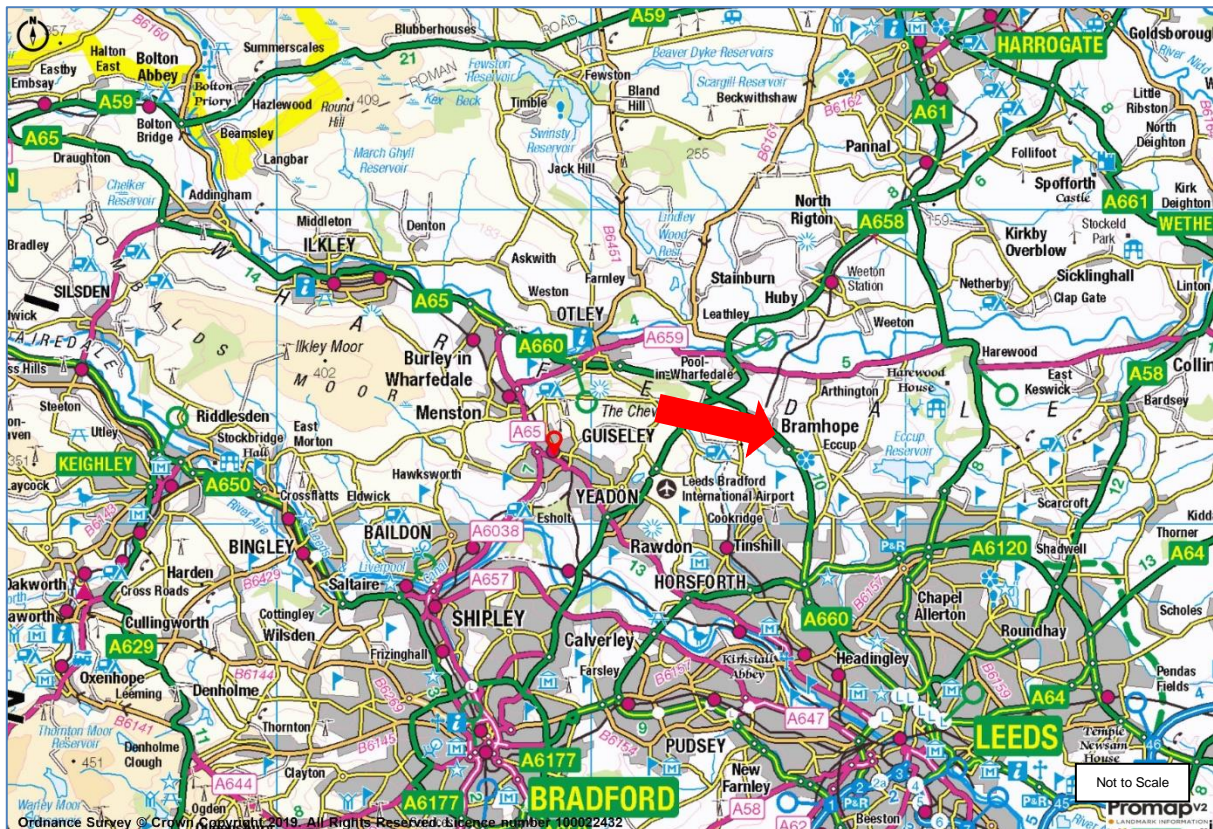
The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

Method of Sale

The site is for sale freehold with vacant possession on completion. Offers are invited by informal tender, with bids sought by **NOON on Friday 11th December 2020** to be submitted to 'Matthew Jones' addressed to the 'Development Department, Savills, 3 Wellington Place, Leeds LS1 4AP' / mjones@savills.com.

VAT

We understand that the site is elected for VAT.



Viewing & Further Information

Viewing of the site can be undertaken from the roadside. Should you require any further information, please contact:

Matthew Jones: mjones@savills.com

07812 965 484

Joshua Franklin: jfranklin@savills.com

07807 999 923

Important Notice

Savills, their clients and any joint agents give notice that:

Marketing Particulars: November 2020

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own or on behalf of their client or otherwise. They assume no responsibility for any statement that may be in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.