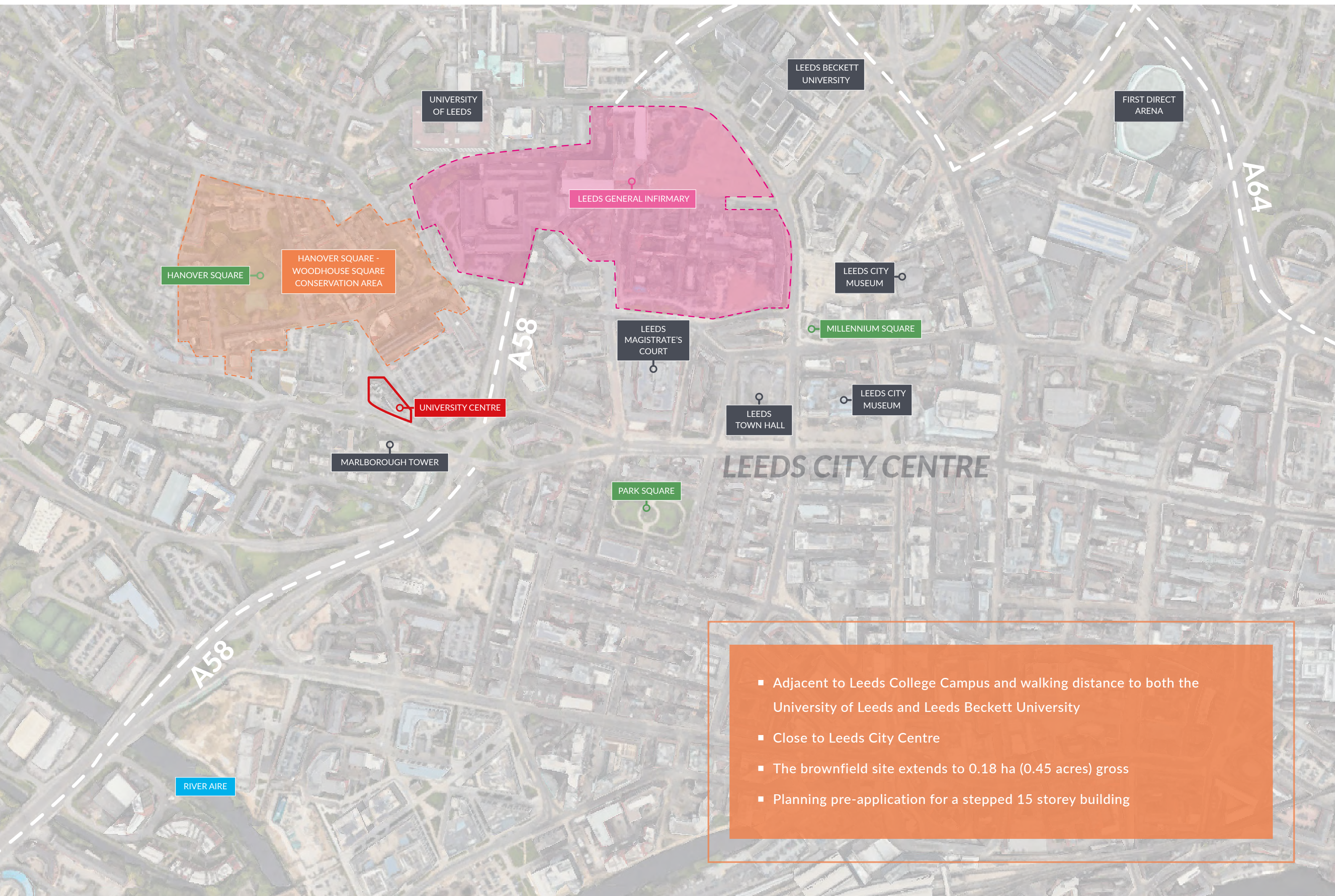


STUDENT / BTR DEVELOPMENT OPPORTUNITY IN LEEDS CITY CENTRE

UNIVERSITY CENTRE
HANOVER WAY
LEEDS

LS3 1EQ

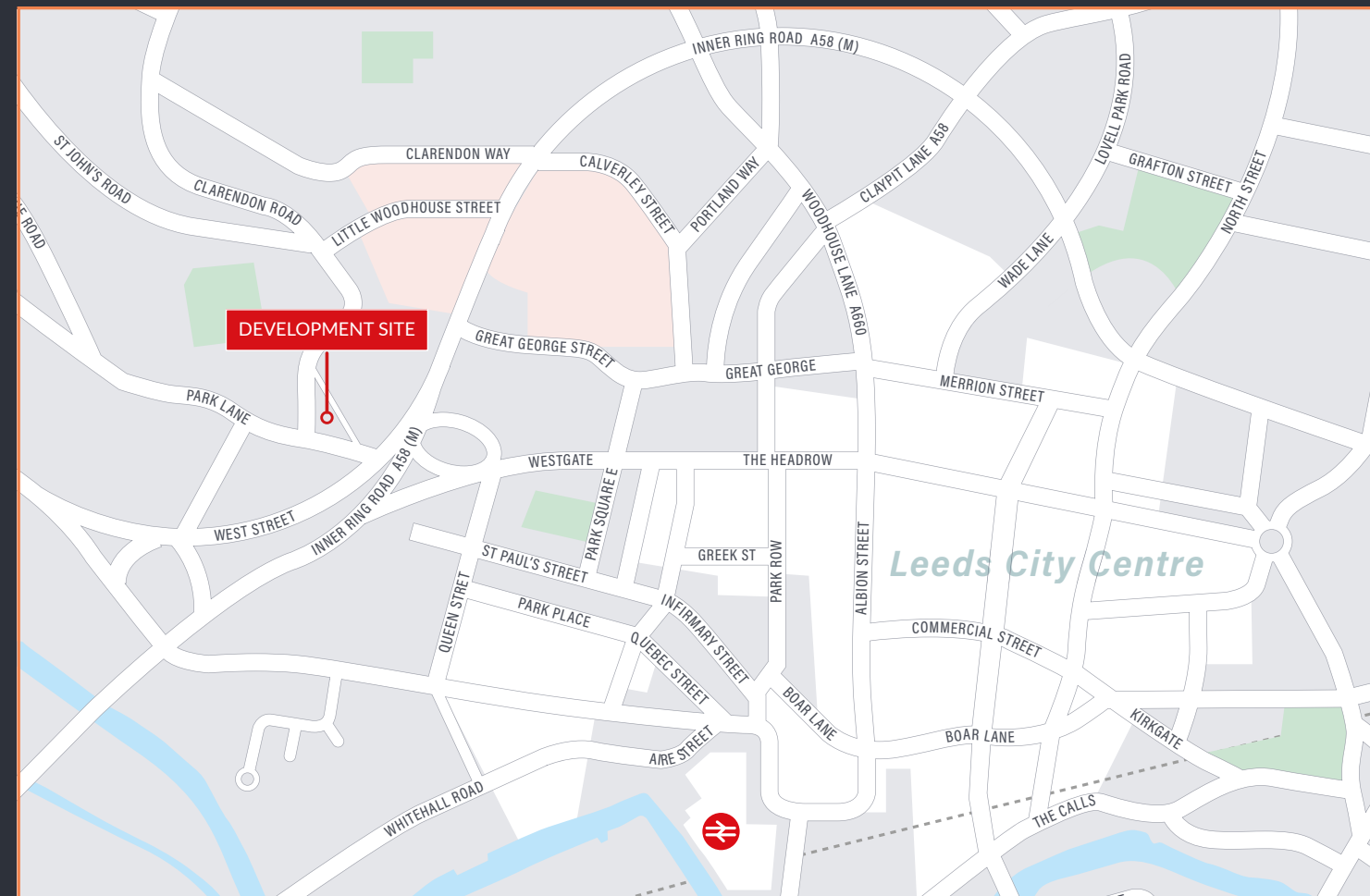






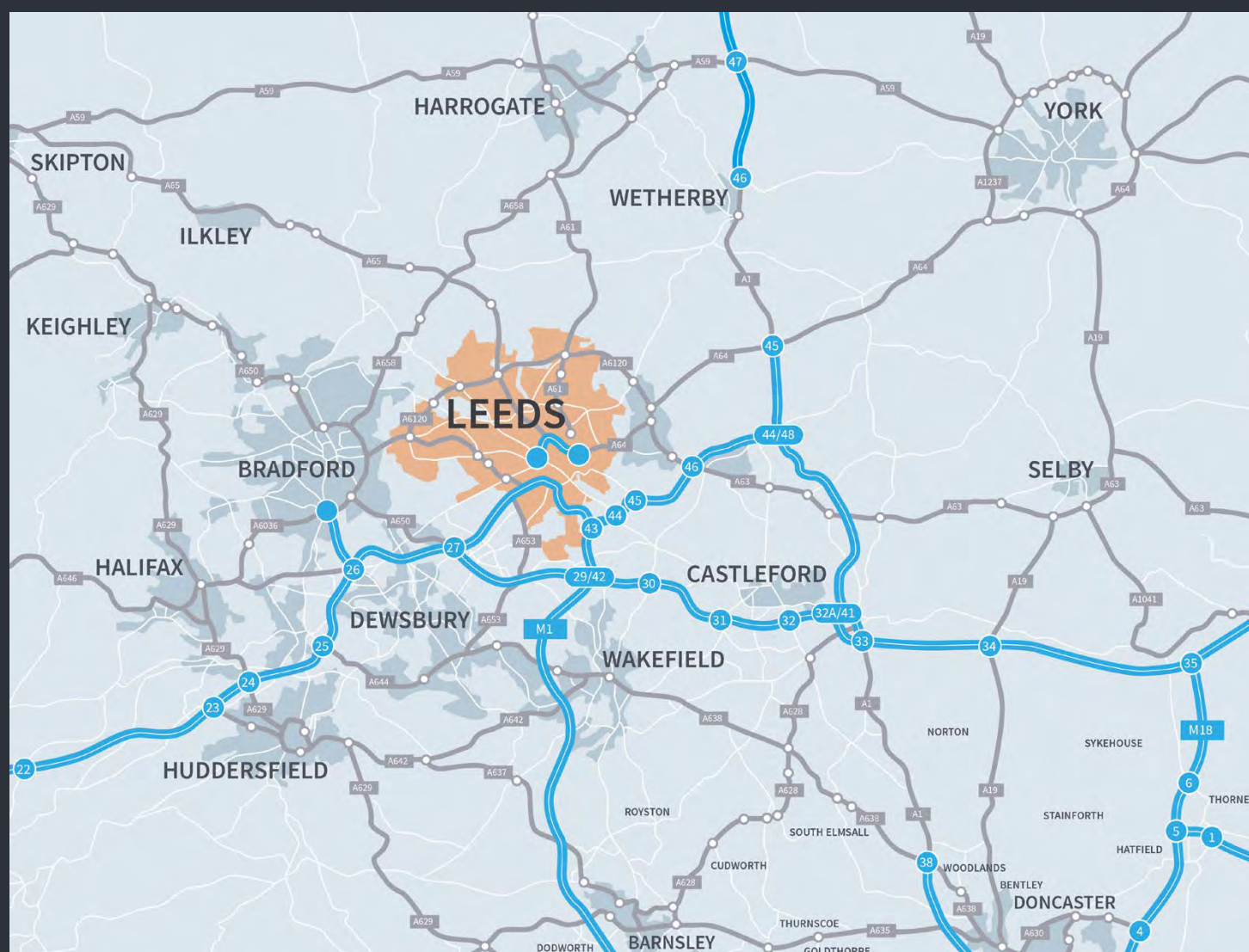
Site Location

The development site is located less than 0.5 miles west of Leeds City Centre. The area to the south of the property is residential in nature including a 17 storey high rise local authority apartment block. To the west of the property is the Leeds City College Park Lane Campus. To the north, east and south east of the property is predominantly office uses with Joseph's Well, a non-designated heritage asset situated directly to the east.



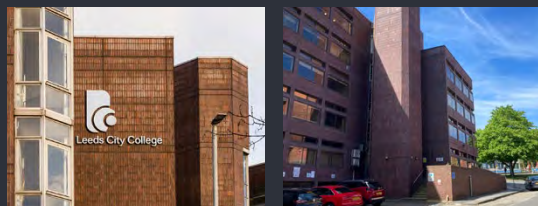
Located within the Little Woodhouse Neighbourhood Plan area and within close proximity of the Little Woodhouse Conservation area and Leeds City Centre conservation area.

The area is a popular location for students to reside given its proximity to Leeds City College (adjacent), University of Leeds (0.5 miles) and Leeds Beckett University (0.5 miles).



Site Description

The site extends to 0.18 ha (0.45 acres) gross and the topography of the site slopes downwards from the north western corner to the south eastern corner.



The majority of the site is occupied by a 5 storey building, which was constructed in circa 1960s. It now provides offices and teaching space. The approximate net internal area of the building is 33,691 sq ft.

Vehicular access is from Hanover Lane to the east.
Pedestrian access if from Hanover Way to the west.

There is no substation on site and it is currently being serviced from the Park Lane Campus opposite.



Planning

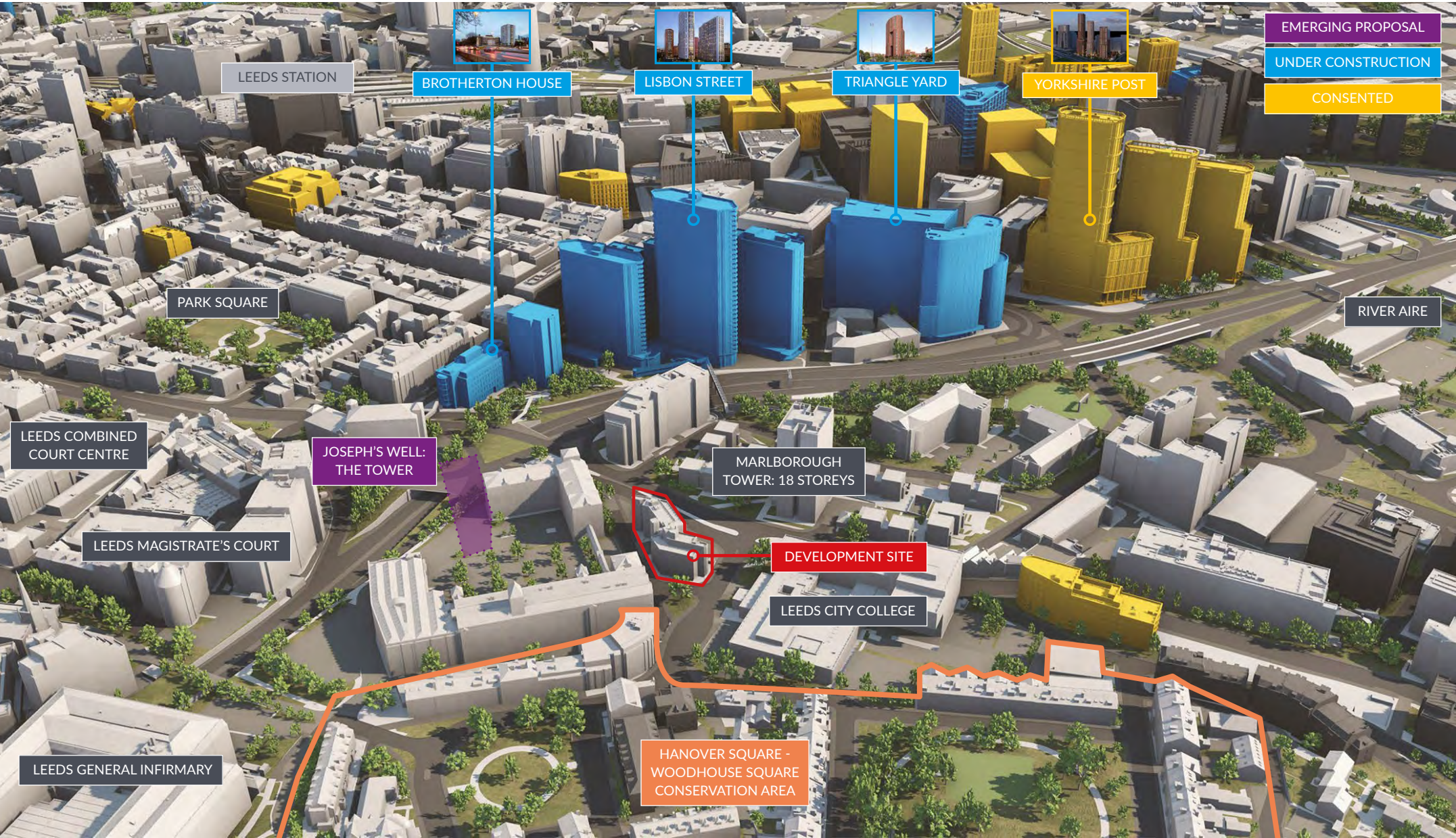
The site forms part of the Little Woodhouse Neighborhood plan.

As part of the plan any development of the Leeds City College Park Lane Campus and University Centre sites are to be carried out in accordance with the Park Lane Campus Design Code Policy PL2 which focuses on the following preferred uses:

C3: Residential
(accommodation suitable for families should be included as part of the mix of uses on the main site)

E: Commercial business and Service:
Retail, food and drink at ground level; Commercial including offices and workshop spaces; health facilities; gym

F1: Education space
Sui Generis: Student accommodation (where it forms part of a wider mix of uses on the site as a whole).



The property does not lie within a conservation area but is within close proximity of Little Woodhouse Conservation area and City Centre Conservation area.

According to the Environment Agency flood mapping service, the site sits within flood zone 1.

With regards historic planning applications for the site in May 2001 an application for change of use from offices to further education was accepted. No redevelopment planning applications have been made.

A planning pre-application meeting was held in July 2024 with regards to the subject site. The main focus of the application was to understand the Councils position with regards change of use to residential / student accommodation and acceptable massing.

The Council confirmed in principle the change of use would be acceptable and subject to design a massing of 15 storeys, stepping down to 13 storeys towards Joseph Well and a 9/10 storeys step to Hanover Way.

Architects Hawkins Brown have produced a feasibility study based on the above, which allows for the following:

Build to Rent

146 beds



based on a split of

57% 1 beds

33% 2 beds

10% 3 beds

Purpose Built Student Accommodation

294 beds



based on a split of

57% studios

43% clusters



Rights to Light

An advisory note has been prepared regarding Rights to Light and this can be found within the data room.

Substation

There is no substation on site, the property is currently being serviced from the Park Lane Campus opposite. Interested parties are to allow for a new substation on site.

Vacant Possession

The College are in occupation of the subject building which they will be looking to vacate in Q4 2025.

Method of Sale

The subject site is for sale by way of Private Treaty; however we reserve the right to conclude the marketing by an Informal Tender process.

Viewings

Access will be provided to the site through a number of viewing dates. We ask interested parties refrain from entering without prior consent.

Offer Deadline

We are inviting offers on a conditional and unconditional basis by 12 noon on Tuesday 22 October 2024.

An offer pro-forma will be provided within the data room, we ask interested parties to complete this in full as part of their offer submission.

Title

The site is held under title numbers WYK674536 and WYK680620.

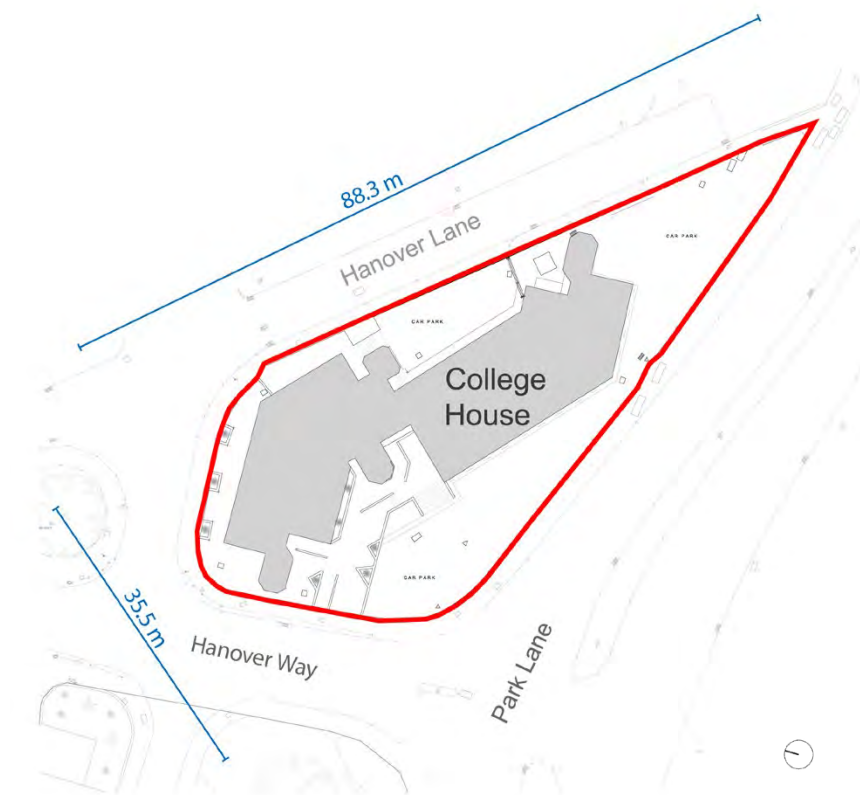
VAT

We understand the site has been elected for VAT.

Further Information

Please refer to universitycentre-leeds.co.uk to view/download all available documents, which include:s

- Planning Pre Application
- Site layout plan
- Technical pack – including Rights to Light advisory note



UNIVERSITY CENTRE HANOVER WAY LEEDS

Contacts

For further information or to make viewing arrangements please contact:

James Hendry

07581 469 627

James.hendry@jll.com

James Mohammed

07833 451 943

James.mohammed@jll.com



SUBJECT TO CONTRACT | EXCLUSIVE OF VAT

All rights reserved. Promap licence number 100020449. Jones Lang LaSalle licence number 100017659.

Disclaimer: JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. © 2024 Jones Lang LaSalle IP, Inc.