

# Residential / Retail / Mixed Use Development Opportunity

FOR SALE

Former Allerton House, Harrogate Road  
Chapel Allerton, Leeds LS7 3PY

Potential for a range of uses (STP)

Approx. 0.60 hectare (1.48 acres)

Prominent position

Planning permission for an A1 retail  
foodstore

Freehold with vacant possession



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## Location

Chapel Allerton is an affluent suburb of Leeds, located approximately 3.2 km (two miles) north of Leeds city centre. The ward population is 18,600 (2001 census).

The site is located on the edge of an established local centre, which is situated around the junction of Stainbeck Lane and Harrogate Road.

## Description

The site is in a prominent position and extends to circa 0.60 hectare (1.48 acres). Access is off Harrogate Road.

The site is of regular configuration but there is a four metre rise in levels from the Harrogate Road frontage to the western boundary.

The site formerly housed two office buildings one of which has been demolished and the other is now derelict.

Site surroundings include retail and leisure uses to the south, The Mustard Pot restaurant and Chapel Allerton Tennis Club to the west, and residential properties of Grosvenor Park to the north and Allerton Hill to the north-east of the site.

Key occupiers in the local centre include the **Co-op**, **Lidl**, **Caffè Nero**, and **Yorkshire Bank**. There are also numerous restaurants and pubs in close proximity.

## Site Area

The site comprises the following approximate area:

	Hectares	Acres
<b>Total site area</b>	<b>0.60</b>	<b>1.48</b>

Note: Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

## Tenure

Freehold with vacant possession.



## Planning

The site has an extant planning permission for an A1 retail foodstore of 1,470 sq m (15,823 sq ft) plus 81 car parking spaces (Ref. 13/00694/FU and 13/00695/CA). The site has no specific allocation but is located within the designated district centre and as such a wide range of uses, including retail, leisure, residential and offices would be acceptable in principal, or as part of a mixed use scheme. The site is within a conservation area.

Interested parties should satisfy themselves as to the planning potential of their proposals.

## Offers

Offers are sought on an unconditional or subject to planning basis for the freehold interest. All submissions should include the following information:

- Full details of proposed scheme, including layout plans and financial appraisal
- Details of all non-planning related conditions attached to the offer
- Confirmation of funding
- Confirmation of board approval for the offer
- Proposed timescales for exchange and completion
- Details of any overage proposals offered
- Track record of the developer and project team

Offers should be submitted in duplicate to Alun Jones at Rapleys LLP, 51 Great Marlborough Street, London W1F 7JT. Offers can be submitted by e-mail provided they are supported by hard copies by post. The vendors do not bind themselves to accept the highest or any offer received. In order for any offers to be considered they must strictly comply with the submission details as described above.

**Closing date for offers is 12 noon on Monday 6th July 2015.**

## Environmental

Interested parties will be required to satisfy themselves as to any environmental issues affecting the site.

0870 777 6292  
www.rapleys.co.uk



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## VAT

Value Added Tax which will be charged at the prevailing rate.

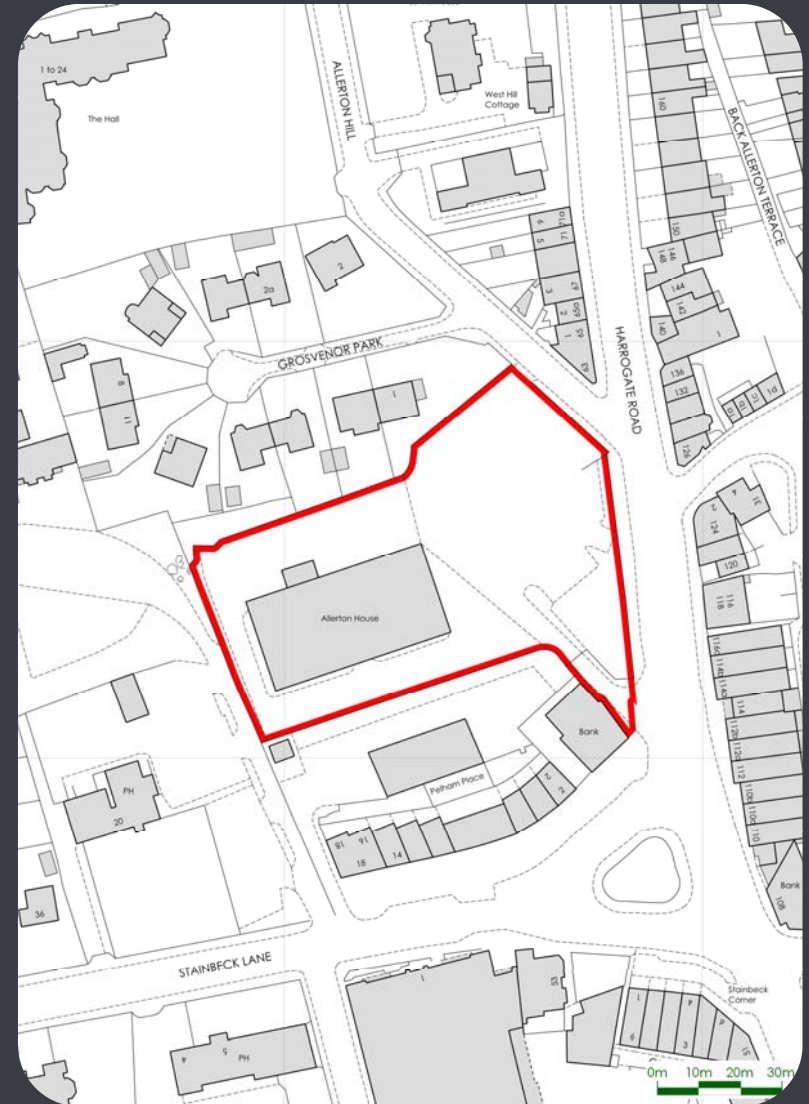
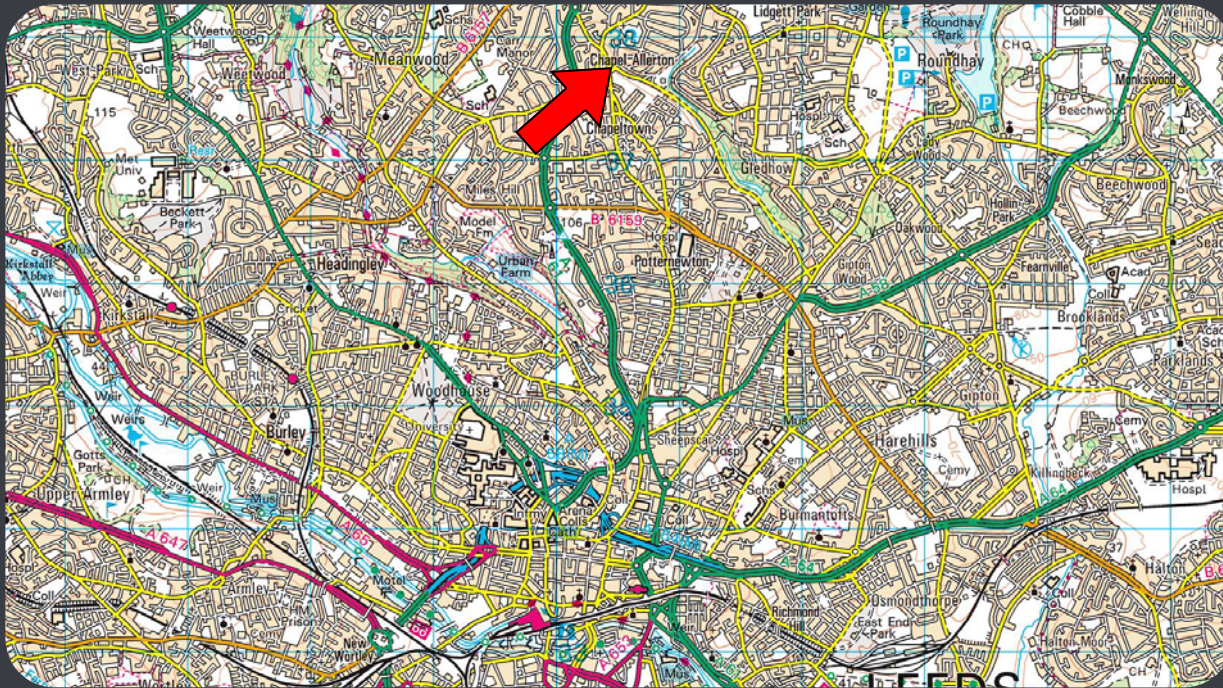
## Viewing

The site is visible from the roadside. On site viewings to be arranged through sole agents.

## Contact

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