

# FOR SALE

# LM ONE.

## PRIME LEEDS RESIDENTIAL DEVELOPMENT SITE



### SPENCE LANE, HOLBECK, LEEDS, LS12 1EF

Price – On application

Size – 0.52 acres

- Opportunity to purchase residential development site
- Pre application in for 168 unit residential development
- Plans incorporating ground floor show room
- Half of existing building currently let to Careco

# SALE CONSIDERATIONS

- Excellent opportunity to purchase prime residential development land
- Located a 10 minute walk from central Leeds
- A 0.52 acre site
- Planning pre application submitted to Leeds City Council for development of a 168 unit scheme
- Proposal for a 19 storey residential tower with a mix of 1, 2 and 3 bed apartments
- Freehold
- Half existing building let to Careco for £43,000 pax with their Lease expiring in 2029 and a rent review in Jan 2024



## LOCATION

The site occupies a prominent location at the end of the city centre stretch of Whitehall Road, as it arrives at the A643. Benefiting from good access to the adjacent road network, the site is also on public transport routes, and still close enough to the city centre to be accessed by foot. To the South West corner of the site there is access to a pedestrian bridge that crosses the A643

# DESCRIPTION

The site currently has a single storey portal frame commercial building, that is occupied by two retail showroom/trade counter tenants. Parking for staff and customers is accommodated on site, and accessed from a spur off Spence Lane that also serves the adjacent Dunelm outlet.

The site is on the edge of the city centre, and is well located in terms of its relationship with the city centre, Holbeck and Armley. A mixed use development of apartments located above commercial activity would appear to be the best way to continue the development quality and Whitehall Road community, and to optimise the development potential of the site.



The proposed building is 19 storeys, and contains:

## Commercial

Ground Floor Showroom @ Approx 396sqm (4265 sqft)

Mezzanine Showroom @ Approx 390sqm (4200 sqft)

First Floor Office Space @ Approx 348sqm (3751sqft)

**Total Commercial Gross Internal Floor Area = Approx 1396sqm (15,026sqft)**

(Includes Sales Areas, Offices, WC's, Stores & Circulation)

## Residential

64 No. 1 Bed Apartments @ Approx 39-43sqm

80 No. 2 Bed Apartments @ Approx 61-66sqm

16 No. 3 Bed Apartments @ Approx 76sqm

1 No. 6 Bed Penthouse Apartment @ 340sqm

**Total No. of Apartments = 161**

**Total No. of Undercroft Parking Spaces = 9**

**Total No. of external parking spaces = 7**



## PRICE

On application

## EPC

The property is anticipated to attract a very strong EPC rating, either A or A+ and have an associated high on BREEM rating

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VIEWINGS

By prior arrangement with the agent:

Tel / 07552 476 571

Email / [Steven@LM1.agency](mailto:Steven@LM1.agency)

Tel / 07960 708 544

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For more information, please contact Steven Jones on 07552 476 571 or at [Steven@LM1.agency](mailto:Steven@LM1.agency) or Matt Bredin on 07960 708 544 or at [Matt@LM1.agency](mailto:Matt@LM1.agency)



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