



FOR SALE

STANHOPE DRIVE
YOUTH CENTRE
Horsforth, Leeds LS18



www.leeds.gov.uk/property

LEEDS

goals, dreams, ideas, ideals opportunities



Leeds is the UK's fastest growing city and the capital of the Yorkshire and Humber Region which has a population of 5 million and a workforce of over 2 million. It is a regional centre that serves a variety of functions including commerce, administration, law, medicine, education, culture, entertainment and transport.

As one of the UK's top regional centres for financial and legal services Leeds is also the UK's fifth largest shopping centre location in terms of retail floorspace.

The City Centre also contains two universities, various colleges, a major teaching hospital, regional TV and theatre, radio stations and Crown and County Courts.

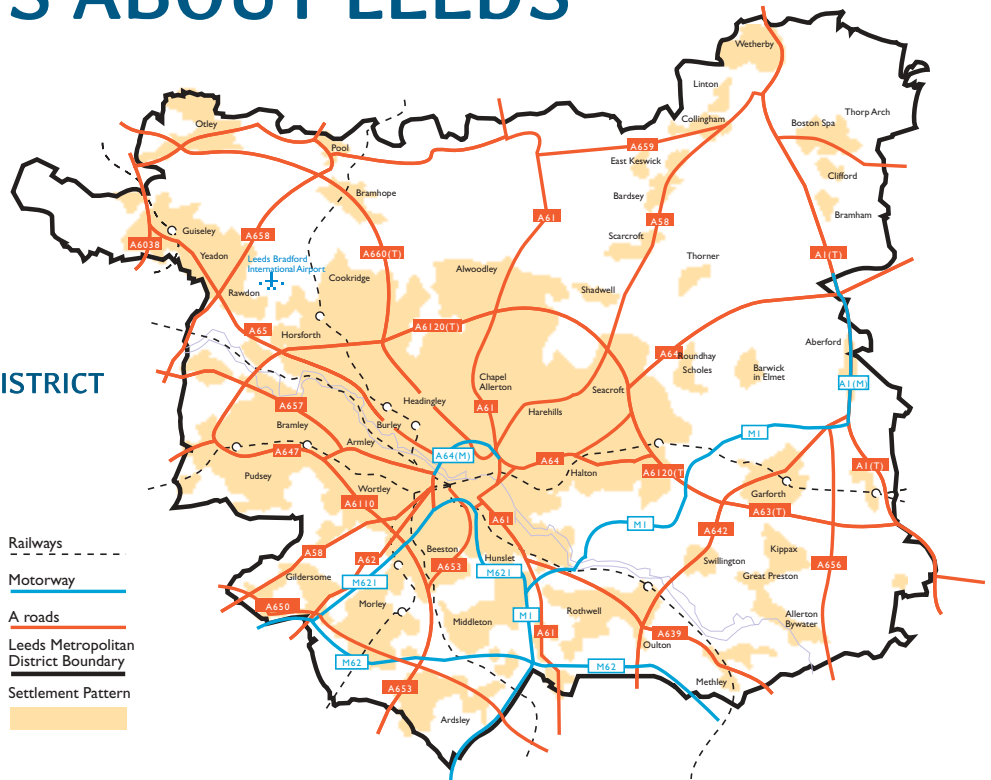
Leeds is an exceptionally green city, and encompasses a wide variety of culture, historical and architectural heritage. Within a few miles of the centre, the city opens out to a landscape of open countryside and numerous small townships and villages.

There is an extensive network of bus services throughout the city and guided buses have been introduced to reduce bus journey times on some of the main arterial routes into the city centre.

The city offers an extensive choice of places to eat, drink and relax, catering for all tastes.

KEY FACTS ABOUT LEEDS

LEEDS METROPOLITAN DISTRICT



Geographical

Leeds is:

- Located at the centre of the UK, midway between London and Edinburgh, and Hull and Liverpool.

Population and Labour Force

Leeds has:

- A population of 719,000, the second largest of any Metropolitan District in England.
- An estimated 442,400 people working in the city, including employees and the self employed.
- Created 46,300 new jobs between 1995 and 2005, and is expected to provide 45% of employment growth in the region over the next 10 years.

Transport and Travel

Leeds has:

- Direct links with London and Edinburgh via the M1 and A1 and direct links with the east and west coast ports via the M62.
- Direct rail links with London and a journey time of only two hours 30 minutes.
- A rapidly expanding international airport.

Education and Information

Leeds:

- Is the second largest provider of education for young people in England.
- Has two universities, with a combined total of 72,000 students, the second largest student population outside London.
- Has the largest business school of its kind in the UK, at Leeds Metropolitan University.

Healthcare

Leeds:

- Is the headquarters of the National Health Service Management Executive.
- Has the largest teaching hospital in Europe.
- Has become one of the biggest cardiac centres in Europe and a national centre for intensive care treatment.
- Is a world leader in the treatment of liver and kidney disease and has an international reputation for cancer care.
- Has the biggest community health programme in England.

Environment and Quality of Life

Leeds:

- Is one of the greenest cities in Europe, with green belt land covering over two-thirds of its total area.
- City centre is less than twenty miles from the Yorkshire Dales National Park.
- Has less summer rainfall than Paris or Milan.

Investment

Leeds has:

- Attracted £2.5 billion of investment in large schemes in the last 10 years.
- A further £4.9 billion of investment in progress or proposed in the near future.

Economy

Leeds:

- Has the most diverse economy of the UK's top 15 employment centres.
- Has 73 companies and organisations employing more than 500 people.
- Is one of the UK's largest financial and business services centres, with over 111,000 people working in this sector.
- Is the UK's third largest manufacturing centre, with 45,000 employees.



STANHOPE DRIVE YOUTH CENTRE, Stanhope Drive, Horsforth, Leeds, LS18

Leeds City Council is offering the opportunity to acquire a residential re-development site located in Horsforth.

Location

The site, as identified on the enclosed Location Plan, is situated on the north side of Stanhope Drive in a residential area of Horsforth. Horsforth remains a popular residential town with good local facilities and commuter links to both Leeds City Centre and Leeds/Bradford Airport, via the major communication links and motorway network. The site currently accommodates Stanhope Drive Youth Centre which will close in the last quarter of 2007.

Site and Property Description

The existing Stanhope Drive Youth Club is a prefabricated concrete building built in 1948 with later extensions dating from 1997. The building is detached and set within its own grounds. The site measures approximately 0.17 hectares (0.43 acres) shown coloured blue on the enclosed plan. The existing building extends to approximately 180 sq m (1,937 sq ft). Measurements were provided for guidance only and interested parties should verify their accuracy by undertaking their own measured survey.

There is a landscaped area to the south of the building which includes a World War I Memorial and Avenue of Trees planted in commemoration of local men who lost their lives in the war. The memorial and trees are to be retained by Leeds City Council. To the north of the building there is an area of open greenspace.

Planning

The site is considered most appropriate for low density residential development within use class C3 of the Town and Country Planning Use Classes Order 1987 (as amended). Other uses will be considered on the merits of specific proposals.

General enquiries can be made by contacting the Planning Officer for the area, Nasreen Yunis on (0113) 247 8466



PLAN 1 - Location Of Site

**Planning & Development Brief
Stanhope Youth Centre**
Horsforth Conservation Area
Site Boundary

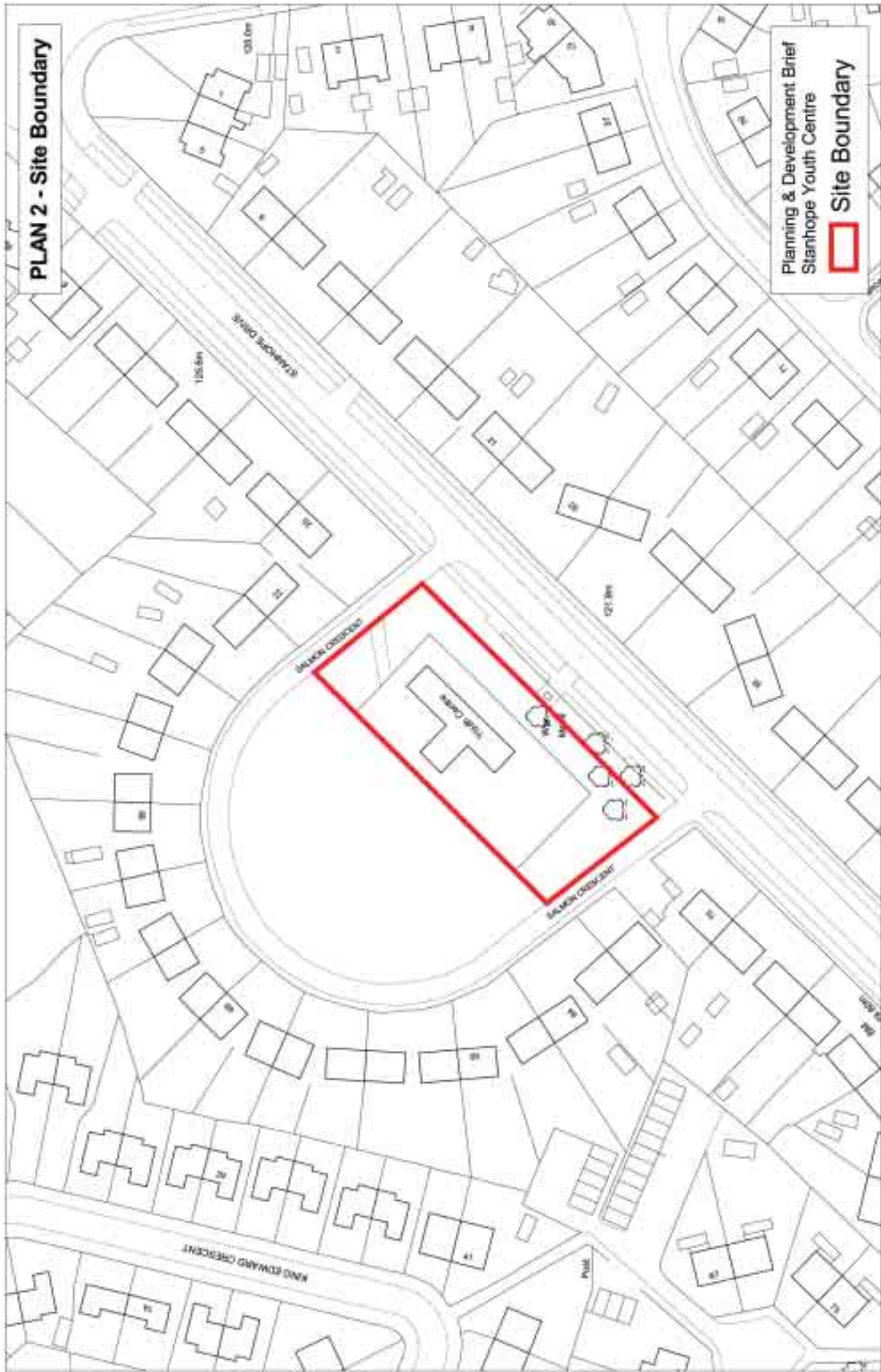
PRODUCED BY THE DEVELOPMENT DEPARTMENT, LEEDS CITY COUNCIL

Scale : 1/3500

GIS No: 3452



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PLAN 2 - Site Boundary

**Planning & Development Brief
Stanhope Youth Centre
Site Boundary**

Scale : 1/1000

GIS No: 3451

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Main Terms

The purchaser will be required to complete a redevelopment scheme within two years of acquisition. Should the purchaser fail to comply with the development obligation, Leeds City Council reserve the option to re-purchase the site at the purchase price or market value, whichever the lower.

Asbestos

A non-destructive visual survey of the property was carried out by the Leeds City Council Asbestos Unit in December 1999. Asbestos cement and board sheets were detected in the ceiling and wall panels. A copy of this report is available upon request. Potential purchasers are advised however to satisfy themselves as to the presence (or otherwise), type and extent of any asbestos by undertaking their own surveys.

Contamination

No warranty of any kind is made and prospective purchasers must satisfy themselves as to the position.

Costs

The purchaser will be responsible for the Council's Surveyor's and Legal Fees, currently levied at 3.5% of the gross sale price plus VAT.

VAT

The Council will elect to charge VAT on the purchase price.

Viewing

Viewing of the property is strictly by appointment and can be arranged with Maria Clayton of the Development Department. Due to the nature of this site, viewings can only take place on Wednesday - Friday mornings between 9 am and 12 pm. Contact details are contained under the section entitled "Further Information."

All parties intending to view the site should sign the Viewing Form contained at the back of this brochure and hand it to the Development Department representatives at the time of viewing.

Leeds City Council cannot be held responsible for any damage or injury sustained to any person(s) viewing or carrying out inspections/investigations on site.



Offer Procedure

Offers are invited for the freehold interest in the site on both a conditional and unconditional basis and interested parties may offer on either or both.

Submissions must include all of the following:

1. The name and address of the purchaser/partnership or limited company in whose name the purchase will complete.
2. Detailed design proposals illustrating the proposed development together with elevation plans drawn to scale.
3. A full financial residual appraisal and proposal for the scheme including assumed end users.
4. A schedule of all development costs associated with the proposed scheme.
5. A detailed development timetable.
6. A statement of previous development work of a similar nature undertaken and completed within the past 5 years.

All offers and scheme details must be submitted in writing on the Offer Form contained within the brochure along with 5 copies of the scheme proposals, including plans, attached to or in the pre-addressed envelope by **12 noon Friday 9 March 2007** to the Development Department, The Leonardo Building, 2 Rossington Street, Leeds, LS2 8HD.

The envelope, when returned, must not be franked or marked in any way that may disclose the identity of the offerer, otherwise the submission may be considered invalid.

FURTHER INFORMATION

These details can be downloaded from the Council's website at www.leeds.gov.uk/property. Alternatively you can email your request on development.opportunities@leeds.gov.uk or phone **0113 247 7895**

The City Council has established a team of officers to progress the development and disposal of the site. These officers will be responsible for providing further information and will be available for informal discussion on your proposals. The project co-ordinators and initial points of contact are:-

Development Department

General Enquiries

Maria Clayton

Senior Surveyor

Property Services

Tel: 0113 247 7880

Fax: 0113 247 7855

e-mail: maria.clayton@leeds.gov.uk

Planning Enquiries

Nasreen Yunis

Senior Planner

Local Plans (East)

Tel: 0113 247 8466

e-mail: nasreen.yunis@leeds.gov.uk

Highways & Technical Information Enquiries

Wynne Floyd

Group Engineer

Engineering Services

Tel: 0113 247 5231

Fax: 0113 247 8777

e-mail: wynne.floyd@leeds.gov.uk

Development Department, The Leonardo Building, 2 Rossington Street, Leeds LS2 8HD

This information can be made available in large print, braille, computer disk and audiocassette. The text can also be made available in a number of languages. Tel: 0113 247 4457 or 0113 247 7893.

IMPORTANT NOTICE

The particulars and the Development Brief are provided for the guidance only of potential purchasers or developers and will not form part of any contract which may be entered into. No representation or warranty is made or given in relation to the condition, or suitability of any services. All proposals made will be subject to further detailed negotiations and subject to contract, and the Council may decide not to pursue negotiations in relation to all or any of the proposals which it may receive or may decide to invite other proposals. The Council will not be liable for any inaccuracy in these particulars or in the Development Brief nor for any costs, fees and expenses incurred in viewing the sites, in preparing and submitting proposals or in undertaking any negotiations with the Council. None of the matters in these particulars, or in the Development Brief, or in any proposals which may be made will constitute an agreement or collateral contract with the Council.

STANHOPE DRIVE YOUTH CENTRE
Horsforth, Leeds LS18

PLANNING STATEMENT

**LEEDS CITY COUNCIL
DEVELOPMENT DEPARTMENT**

**STANHOPE YOUTH CLUB
HORSFORTH**

PLANNING STATEMENT



PLANNING STATEMENT

STANHOPE DRIVE YOUTH CENTRE, HORSFORTH

This planning statement relates to approx 0.179 ha of land last used as a youth centre off Salmon Crescent, Horsforth. The site is adjacent to an area of greenspace to the north and housing to the east and west. The site is bound by a landscaped war memorial at its frontage.

UDP ALLOCATION:

The site is unallocated in the Unitary Development Plan.

POSSIBLE USES:

The site has formerly been used as a Youth Centre providing a community use. Acceptable uses are community uses and residential use.

RETENTION OF BUILDINGS:

The existing youth centre buildings are not considered worthy of retention.

DEVELOPMENT PRINCIPLES:

Local character

The greenspace to the rear of the site was laid out as an amenity area and forms an integral part of the wider housing estate area. As such the impact on this and the amenity of surrounding residential properties is important.

Density and type of development

Small scale development of a low density is acceptable which reflects the density and streetscape of surrounding residential properties. In terms of residential accommodation these should be no more than 2-3 storeys in height and should have significant space between them to allow views through to the greenspace.

War Memorial

There is a war memorial to the frontage of the site, the impact on the setting of this is important and consideration must be given in terms of the relationship of any new development and the war memorial.

The development should provide a landscape scheme to establish an improved setting for the war memorial and for its renovation.

Design Issues

Residential development proposals should reflect the advice in 'Neighbourhoods for Living' (available on www.leeds.gov.uk/living/planning).

LANDSCAPING:

Tree cover largely follows the road margins of the crescent, but there is a group of trees at the front of existing buildings, that has grown up close to the railings that would have a significant effect on redevelopment of the site. As a result of their form and condition and location their retention is not required and replacement planting should be undertaken by agreement, on the frontage area instead. In addition a line of new large growing trees should be planted by the developer in the greenspace inset from the back edge of the development.

In terms of boundary treatment to the greenspace this should be in the form of 1.8m minimum height vertical metal bar railings, finished in black or dark green colour coating with a 1 m width verge for an evergreen hedge. Boundary treatment to the Stanhope Drive frontage and development sides should be similar metal railings or timber picket fencing and lower evergreen hedging, 1.2m in height located to avoid impact on highway visibility splays.

New highway access and utility routes should be located to avoid impact on tree roots and the frontage retained landscaped area.

ACCESS:

Access requirements are set out in the Technical Information attached. It is recommended that early discussions are undertaken with Highway officers to address access issues.

TECHNICAL INFORMATION:

Technical requirements and information are set out in the Technical Information attached.

PARKING:

Sufficient car parking should be provided on site, in line with guidance contained in the Unitary Development Plan.

GREENSPACE/ AFFORDABLE HOUSING:

Any residential redevelopment of the site would need to comply with standard requirements on provision of greenspace if over 10 units and affordable housing provision if over 25 units.

**LEEDS CITY COUNCIL
DEVELOPMENT DEPARTMENT**

**STANHOPE YOUTH CLUB
HORSFORTH**

TECHNICAL INFORMATION

PLAN NO 2748

OCTOBER 2006



**HORSFORTH
STANHOPE YOUTH CLUB
TECHNICAL INFORMATION**

1.0 INTRODUCTION

This brief contains information, which relates to an area of land at Salmon Crescent, Horsforth, Leeds.

The brief has been prepared to act as a guide in the formulation of detailed proposals and to provide a reference document for the consideration of submitted proposals and planning applications.

The location of the site is shown on Plan No. 2748/1 and Plan No. 2748/2.

2.0 LEGAL IMPLICATIONS

The title to be conveyed is the freehold title and the deeds may be inspected in the Civic Hall, Leeds.

**3.0 ACCESS, GENERAL HIGHWAY REQUIREMENTS
AND TRANSPORTATION ISSUES**

Due to the presence of the war memorial on the Stanhope Drive frontage it is not possible to create a direct access to serve the site from Stanhope Drive.

Access is currently via Salmon Crescent which is an adopted highway of limited width, with no footway on the development side. Salmon Crescent is used by residents to park their vehicles and as such the width of the highway is further restricted.

The junctions of Salmon Crescent with Stanhope Drive can not be significantly improved due to the mature trees along the Stanhope Drive frontage.

Any development must be limited such that there is minimal increase in vehicular activity.

The use proposed will have to provide parking in accordance with the UDP guidelines and on site turning for all vehicles entering the site.

All proposals must be designed and constructed in accordance with the provisions of the Highway Design Guide. Further advice is contained in "Residential Roads & Footpaths" Design Bulletin 32, Second Edition and associated documents.

4.0 PEDESTRIAN ROUTES

No public or claimed rights of way affect the site.

5.0 ARCHAEOLOGY

There are no known significant archaeological implications at this site.

It is possible that new material of archaeological interest with regard to the site may be discovered prior to, or after, the submission of any planning application therefore contact should be made with the West Yorkshire Archaeology Advisory Service tel: 01924 306794 prior to any development works.

6.0 ENVIRONMENTAL CONSIDERATIONS

There is no significant generation of road traffic noise surrounding the site however it is close to the boundary of the Leeds Bradford International Airport noise insulation scheme. Aircraft noise should therefore be considered prior to any development works.

Hours of working during the construction period must take account of the adjacent residential properties.

West Yorkshire Ecology holds records of bats within 200m of this site.

Many species of bats are closely associated with the built environment and may roost in various parts of buildings such as roofs, cavity walls, around window frames and under ridges and roof-tiles. They commonly use mills, garages, outbuildings, farm buildings and places of worship as roosts, and are also found in and around houses, no matter how old or new they are. Trees are commonly used as roosts as well.

Bats are listed under Schedule 5 of the Wildlife & Countryside Act (1981, as amended), and are protected by law against all of the following:

- € intentional killing, injuring, taking
- € possession or control (live or dead animal, part or derivative)
- € damage to, destruction of, obstruction of access to any structure or place used by a scheduled animal for shelter or protection
- € disturbance of animal occupying such a structure or place
- € selling, offering for sale, possessing or transporting for the purpose of sale
- € advertising for buying or selling such things

The Conservation (Natural Habitats &c.) Regulations (1994) provide additional protection for the breeding sites and resting places of bats.

Development may also impact upon nesting wild birds. Under Schedule 1 of the WCA (1981) it is an offence to:

- € kill, injure or take any wild bird;
- € take, damage or destroy the nest of any wild bird while that nest is in use or being built; or
- € take or destroy an egg of any wild bird

The timing of any development works should be discussed with a suitably qualified person in order to avoid disturbance to bird species that may be nesting in or around the building. For further information contact West Yorkshire Ecology Tel: 2375310.

7.0 GROUND CONDITIONS

A Geotechnical Desk Top Study Report is available for inspection.

Planning Policy Guidance places a duty upon Local Planning Authorities to take account of land contamination when considering planning applications and therefore it is the applicant's responsibility to provide information on whether the site is contaminated and to prepare an outline of the remedial proposals.

Therefore site investigation may need to be carried out and should include a full assessment to determine the possible presence of any contaminated material and whether it presents a significant risk.

A statement detailing the necessary remedial works will be required and it is the Developer's responsibility to ensure that the site is treated in accordance with the recommendations of the statement, thus making the site "suitable for use" and such that it would not be classified as contaminated land under Part IIA of the Environmental Protection Act, 1990.

8.0 DRAINAGE

The site should be developed with separate systems for foul and surface water drainage on and off site.

The attached Plan No 2748/3 shows the approximate positions, size and depth and direction of flow of the existing public sewers within and in the vicinity of the site. There are no recorded land drains, culverted or open watercourses in the vicinity of the site.

Foul water may discharge to the 229mm diameter public combined sewer in Salmon Crescent (east of the site) at a point adjacent to the site.

Foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. should pass through a fat and grease trap of adequate design before any discharge to the public sewer network.

The developer's attention is drawn to Requirement H3 of the Building Regulations 2000. This establishes a preferred hierarchy for surface water disposal. Consideration should firstly be given to discharge to soakaway, infiltration system and watercourse (Sustainable Urban Drainage Systems (SUDS)).

Soakaways may be a suitable method of drainage, subject to testing and the approval of Leeds City Council's Building Control Officer.

Surface water discharges to the public sewer will be restricted to the existing level of run-off – i.e. same rate of discharge – to that from the existing/previous use of the site. This must be achieved by an acceptable means of flow attenuation. It will be necessary to demonstrate the means of disposal to Yorkshire Water by means of investigation and calculation. This will be carried out at the expense of the developer.

Prospectively adoptable sewers must be designed and constructed in accordance with the Water Research Centre publication “Sewers for Adoption - A Design and Construction Guide for Developers” - 5th Edition, as supplemented by Yorkshire Water’s requirements pursuant to an agreement under Section 104 of the Water Industry Act 1991. An application to enter into a Section 104 agreement must be made in writing prior to any works commencing on site. For further information contact Yorkshire Water’s Development Team - Technical (tel. 0114 251 8229 – Fax 0114 251 8384).

The public sewer network is for domestic sewerage purposes. This generally means foul water from domestic purposes and, where a suitable surface water or combined sewer is available, surface water from the roofs of buildings together with surface water from paved areas of land appurtenant to those buildings.

Any new connection to an existing public sewer will require the approval of Yorkshire Water. Application forms may be obtained by telephoning 0114 251 8321.

Land drainage must not be discharged to the public sewer network.

Records of private drainage systems are not kept and therefore it is advised that a survey of the locality be carried out.

Details of any off-site drainage works must be included in any planning application.

9.0 STATUTORY SERVICES AUTHORITIES’ PLANT

The approximate positions of the main services within and in the general vicinity of the site are shown on Plan Nos. 2748/3 to 2748/8.

Attention is drawn to the water mains crossing both ends of the site.

The positions of all services shown, which have been taken from the Services Authorities’ records, are indicative and must be used only for planning purposes. Also their shown sequence may be incorrect and because of the scale of the plans there may be more individual services present than those indicated, i.e. the positions shown may indicate routes of multiple cables, service ducts etc.

Details of service connections are not generally known.

It is the responsibility of the developer to obtain from the Statutory Service Authorities the precise and up to date location of all services.

If any service is encountered it is advised that contact is again made with the Statutory Service Authorities before further excavation takes place.

If it is necessary as part of the development of the land that any service requires diverting or lowering in order to provide access or for any other purpose then the cost of these works will be a charge to the developer.

10.0 OTHER INFORMATION AND CONTACTS

It must be noted that the foregoing information applies only to the site indicated on the included plans.

Early in the design process it is advised that early contact is made with the following:

DEVELOPMENT DEPARTMENT

Site Development (General)	Mr W Floyd	2475231
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Technical Services (Ground Conditions)	Mr J Dennehy	3950664
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DEPARTMENT OF LEGAL SERVICES

Property and Finance Section	Mr P Kelly	2474398
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**LEEDS CITY COUNCIL
DEVELOPMENT DEPARTMENT**

**STANHOPE YOUTH CLUB
HORSFORTH**

**TECHNICAL INFORMATION
DRAWINGS**

DRAWING No

DRAWING TITLE

2748-1

LOCATION PLAN

2748-2

STUDY BOUNDARY

2748-3

DRAINAGE

2748-4

WATER

2748-5

GAS

2748-6

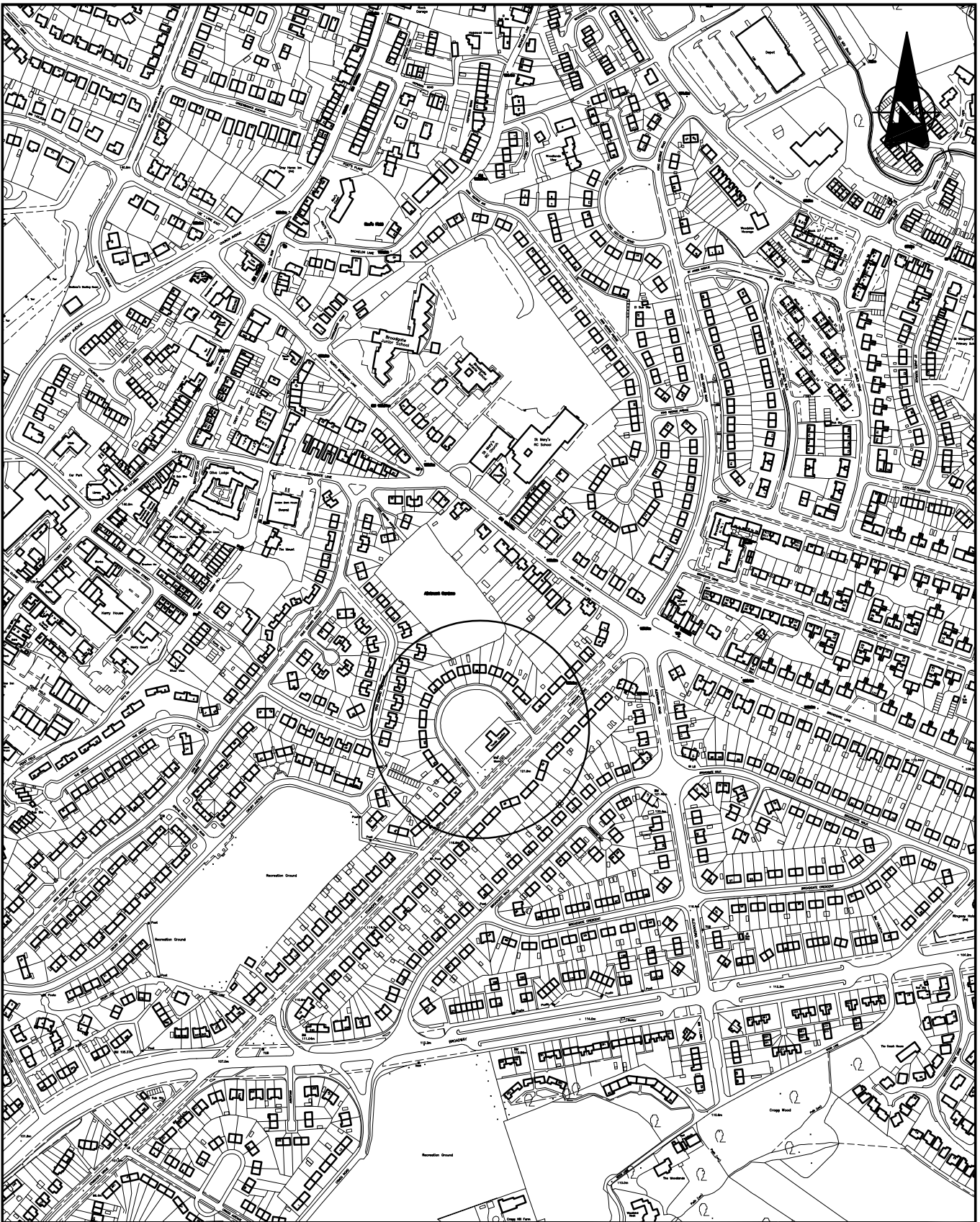
ELECTRICITY

2748-7

BRITISH TELECOM

2748-8

NTL : TELEWEST



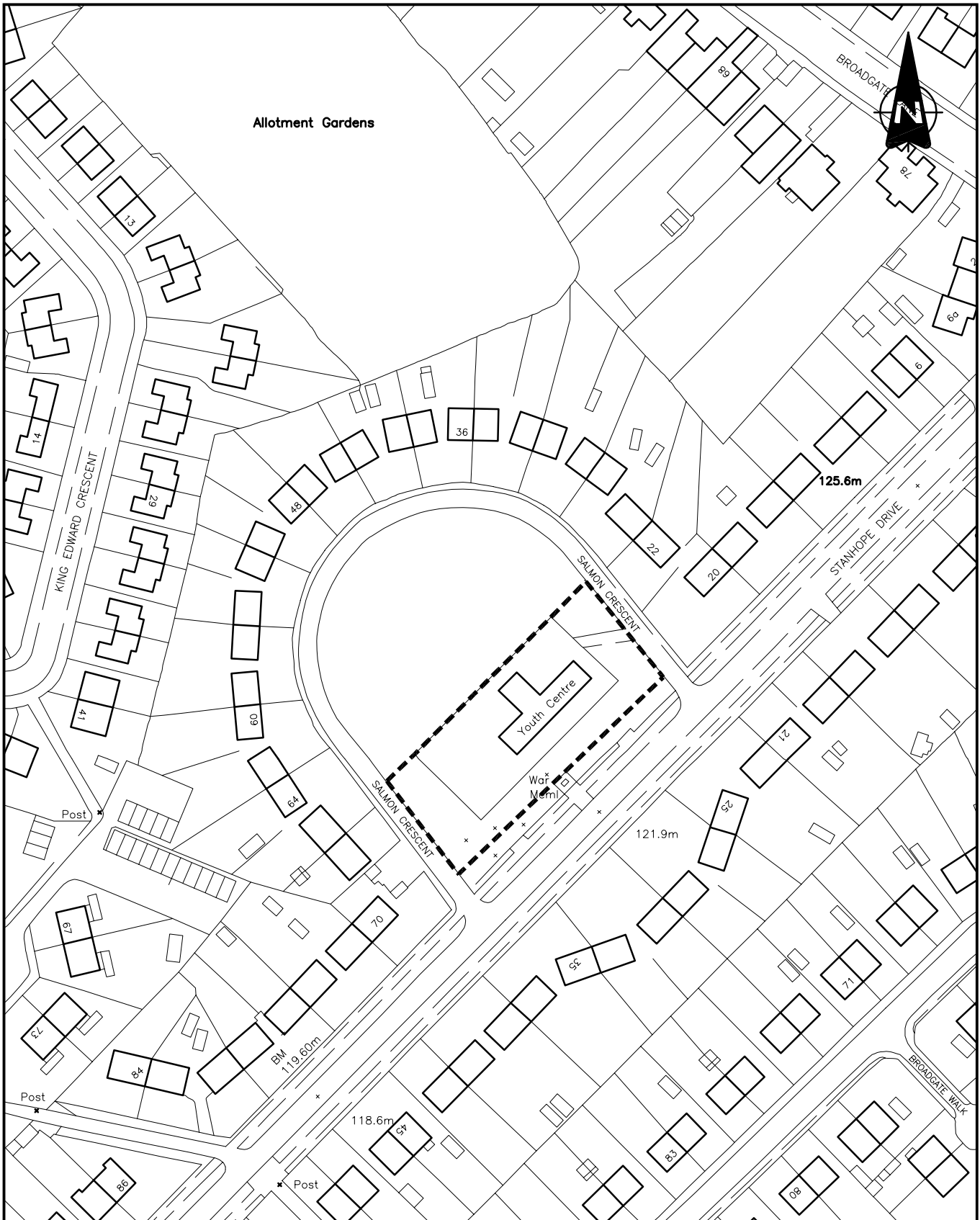
HORSFORTH : STANHOPE YOUTH CLUB


DEVELOPMENT DEPARTMENT
LEEDS PLANNING & DEVELOPMENT SERVICES
LEEDS CITY COUNCIL

LOCATION
 Scale: **1:5000**

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Plan No:
2748/1
 O.S Sheet Ref:
SE2438SW
 Date **SEPTEMBER 2006**



HORSFORTH : STANHOPE YOUTH CLUB

 **DEVELOPMENT DEPARTMENT**
LEEDS PLANNING & DEVELOPMENT SERVICES

STUDY BOUNDARY

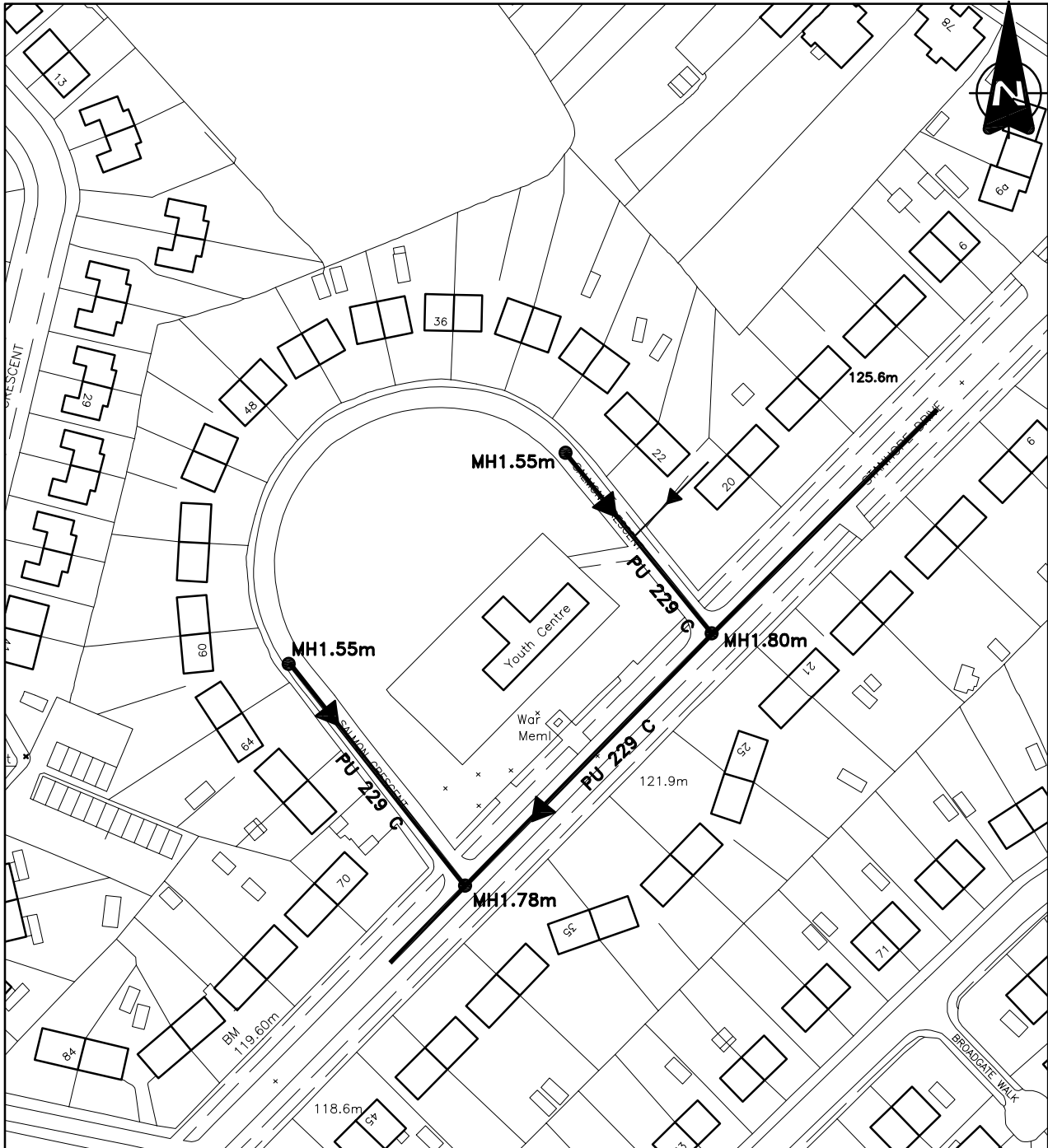
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Plan No:
2748/2

O.S Sheet Ref:
SE2438SW

Date **SEPTEMBER 2006**

Scale: **1:1250**



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KEY
COMBINED SEWER



HORSFORTH : STANHOPE YOUTH CLUB

 **DEVELOPMENT DEPARTMENT**
LEEDS PLANNING & DEVELOPMENT SERVICES

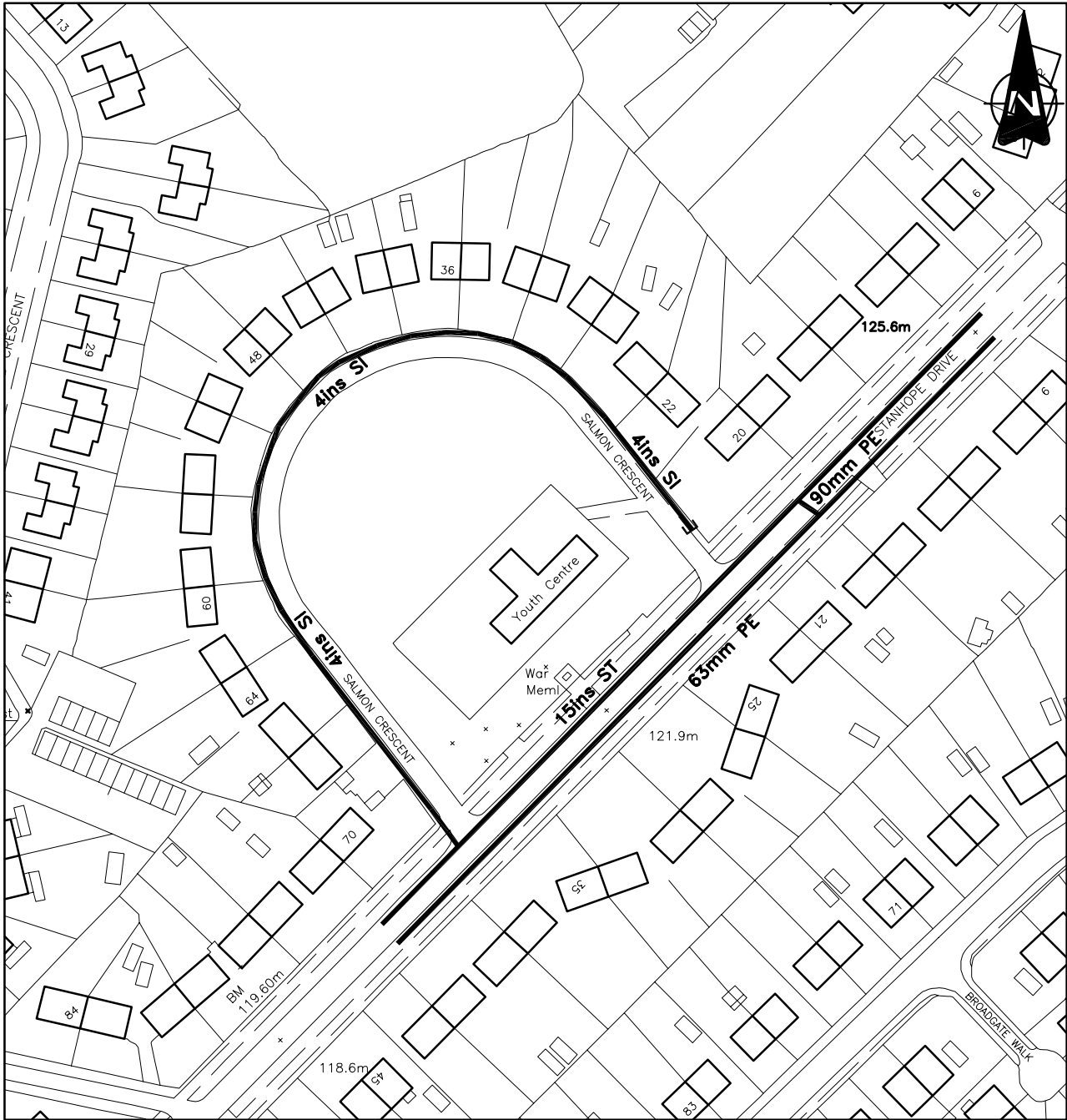
DRAINAGE

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Plan No:
2748/3
 O.S Sheet Ref:
SE2438SW

Scale: **1:1250**

Date: **5 MAY 2006**



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KEY

LP MAINS



HORSFORTH : STANHOPE YOUTH CLUB



GAS

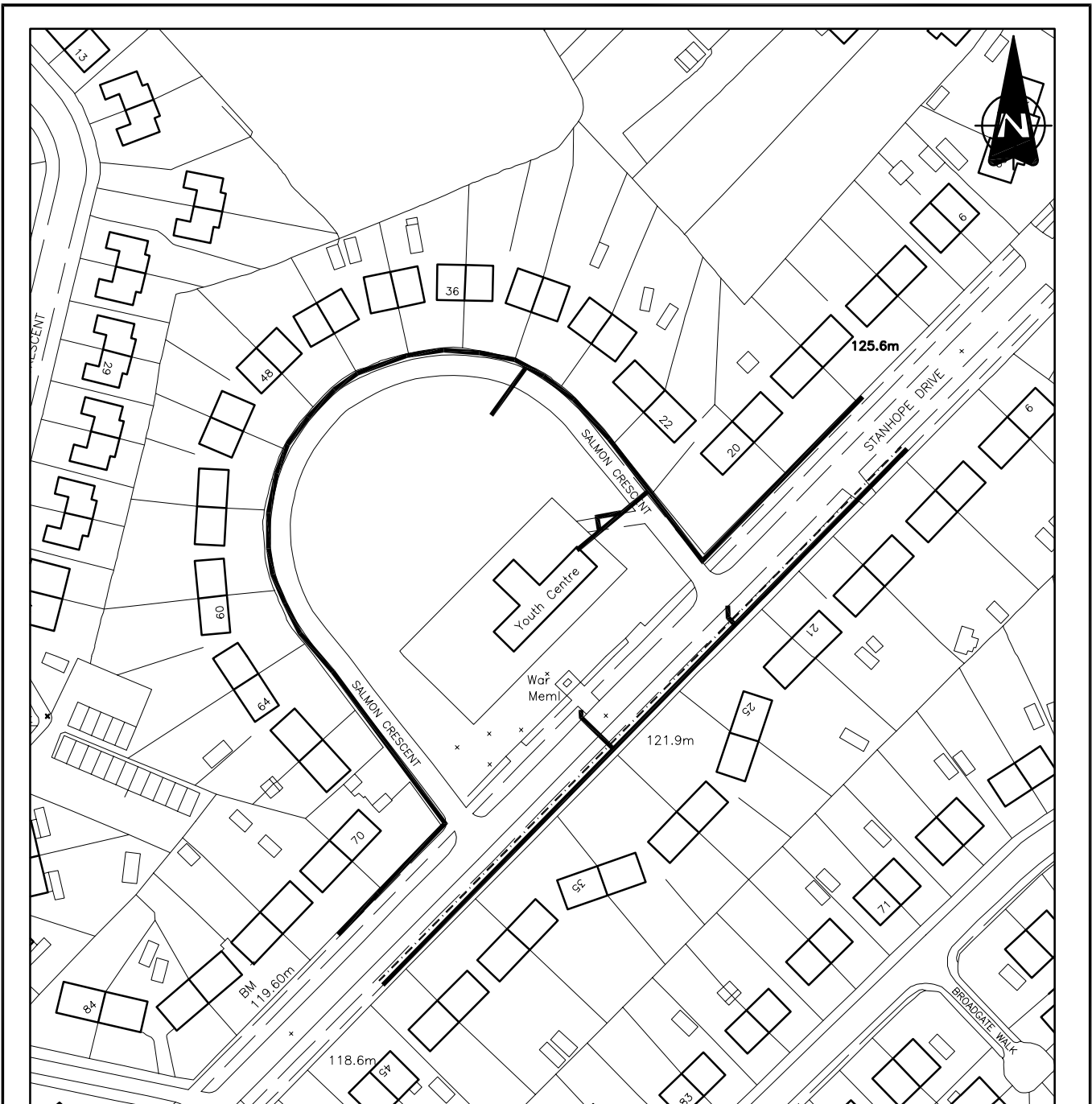
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Plan No:
2748/5

O.S Sheet Ref:
SE2438SW

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Date: **9 SEPTEMBER 2006**



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KEY

ELECTRIC CABLE 

HORSFORTH : STANHOPE YOUTH CLUB



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ELECTRICITY

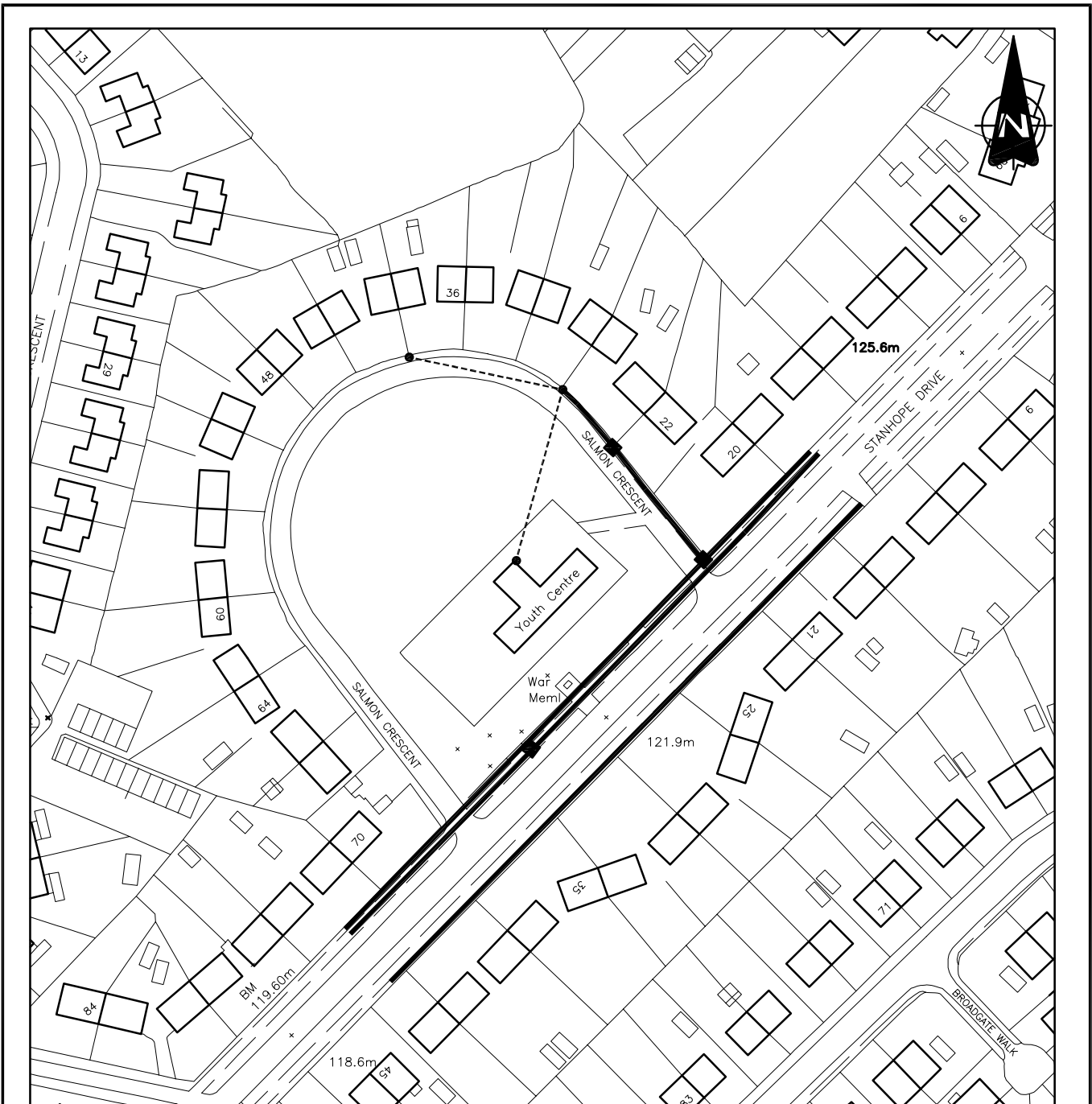
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Plan No: **2748/6**

O.S Sheet Ref: **SE2438SW**

Date: **175 JAN 2006**



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KEY

U/G CABLE ————
 O/H CABLE - - - - -

HORSFORTH : STANHOPE YOUTH CLUB



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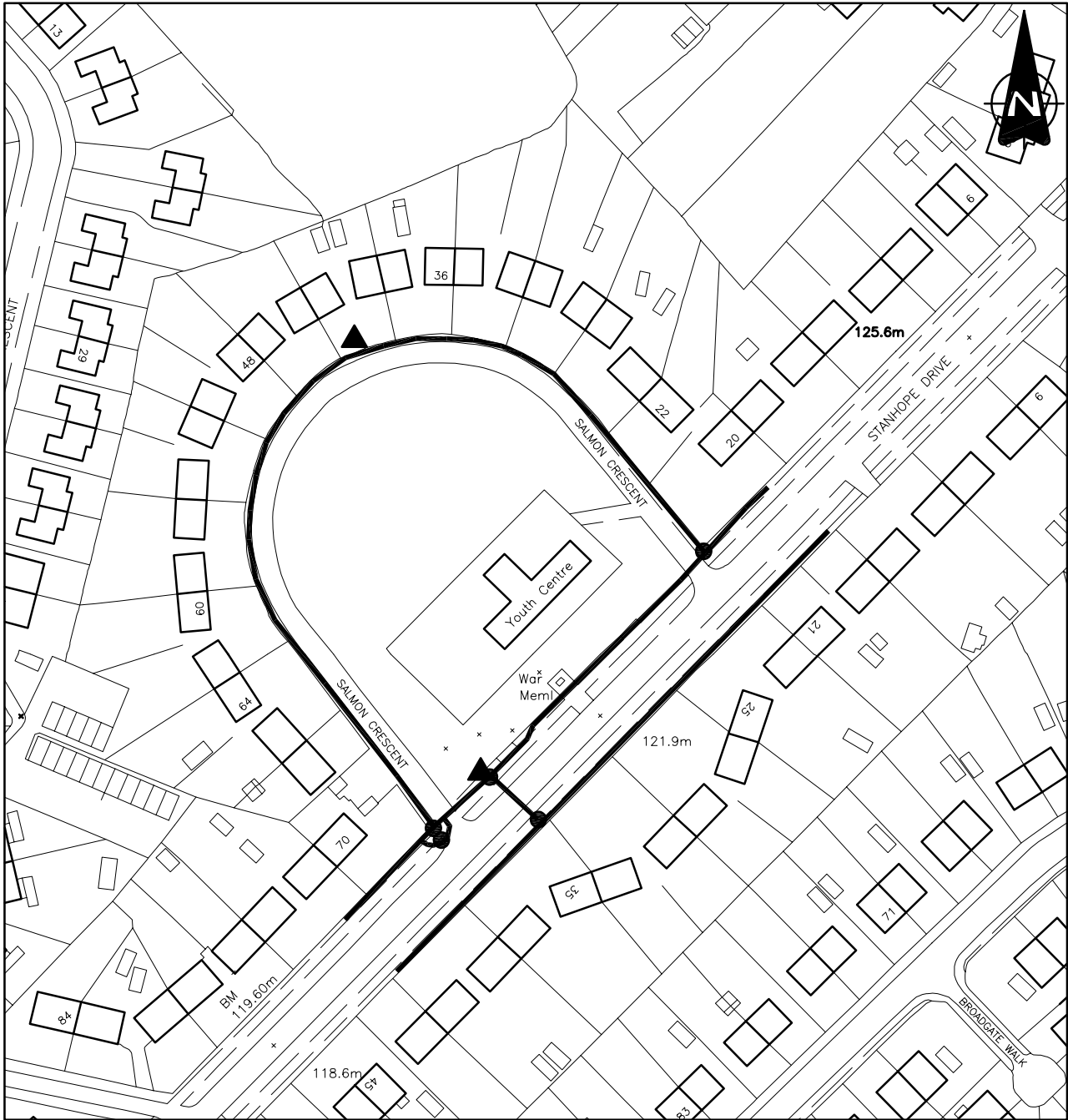
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Plan No:
2748/7

O.S Sheet Ref:
SE2438SW

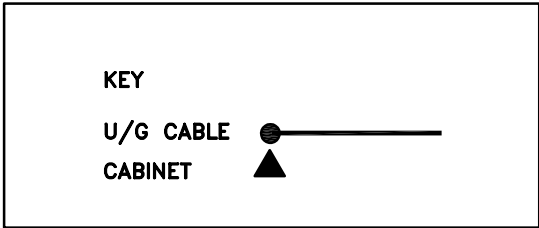
Scale: **1:1250**

Date: **13 MARCH 2006**



IMPORTANT NOTICE

Details of services have been taken from location plans provided by Statutory Undertakers and are therefore given without obligation or warranty. The accuracy of these details cannot therefore be guaranteed. Service connections are not necessarily shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by the Statutory Undertakers, their agents or servants or Leeds City Council, its agents or servants for any error or omission of any kind. The actual positions of all mains and services shall be established and verified on site before any mechanical plant is employed.



HORSFORTH : STANHOPE YOUTH CLUB

 **DEVELOPMENT DEPARTMENT**
PLANNING & DEVELOPMENT SERVICES

NTL : TELEWEST

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Plan No:
2748/8
 O.S Sheet Ref:
SE2438SW

Scale: **1:1250**

Date: **52 SEP 2006**

STANHOPE DRIVE YOUTH CENTRE
Horsforth, Leeds LS18

VIEWING FORM

VIEWING FORM

I/we hereby agree that I/we visit the property at my/our own risk and I/we shall not hold Leeds City Council responsible for accident, damage, injury or loss sustained.

I/we also agree to indemnify the Council against all actions, proceedings, costs, claims and demands made in respect of any such accident, damage, injury or loss.

Name(s)	Signed
1	1
2	2
3	3
4	4
5	5
6	6

Company and Address _____

Date of Inspection _____

This form should be completed and sent to the Development Department prior to viewing the site.

ref.no. CR/MAC/V33

SUBMISSION OF OFFER

Offers for the property should be submitted in an official offer envelope. This is provided with the hard copy of the sales brochure, but obviously cannot be provided with the web site version. If you intend submitting an offer without having obtained an official offer envelope from the Development Department you should cut out and affix the address label, shown below, to your own envelope before posting. The envelope must not be marked or franked in any way that may disclose the identity of the offerer. The offer may be invalid if the offerer can be identified by the envelope.

CR/MAC/V33

Development Department
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

**DO NOT OPEN UNTIL CLOSING DATE:
12 NOON FRIDAY 9 MARCH 2007**

STANHOPE DRIVE YOUTH CENTRE
Horsforth, Leeds LS18

OFFER FORM

OFFER FORM - CONDITIONAL

Closing date: 12 noon Friday 9 March 2007

I/we hereby offer the sum of

£ _____

Words _____

for the freehold interest in: **STANHOPE DRIVE YOUTH CENTRE, HORSFORTH, LEEDS LS18**

Please complete this section to assist in the analysis of the offer.

Gross Value

£ _____

Deductions made from Gross Value (where appropriate)

Services (off site)

£ _____

Highways (off site)

£ _____

Drainage (off site)

£ _____

Demolition and site clearance/preparation

£ _____

Decontamination and site remediation

£ _____

Affordable housing

£ _____

Other (please specify below)

£ _____

£ _____

£ _____

Total sum to be deducted from gross offer

£ _____

Sum Offered

£ _____

FEES

The Council will charge surveyor's and legal fees to the purchaser based on 3½% of the **Gross Value** specified by the offer above. The following section must be completed.

I/we agree to pay in addition to the sum offered the Council's surveyor's and legal fees, this being 3½%,

of the **Gross Value** of

£ _____

= fees of

£ _____

A full residual appraisal of the offer must be submitted to assist in its analysis. This should include a detailed breakdown of the values and costs used in arriving at the sum offered.

PURCHASER'S DETAILS All offerers MUST complete the following sections

PLEASE COMPLETE THIS SECTION IN CAPITAL LETTERS.

Name in which purchase will be completed

Contact name

Company name

Company number

Correspondence address

Postcode

Telephone no

Fax no

e-mail address

Solicitors acting

Contact

Address

Postcode

Telephone no

Fax no

e-mail address

DX

SCHEME DETAILS

Offers should be accompanied by detailed scheme proposals including the number and layout of units, and a detailed schedule of floor areas within the proposed scheme. Please also provide brief details of the proposals below.

OVERAGE PAYMENT

In the event of improved circumstances, provisions will apply for a percentage of the increase in value to be paid to the City Council. Please indicate below the overage provisions you would offer to the City Council together with the basis of calculation.

VAT

The City Council will charge VAT on the sum offered. Explain below if you cannot pay VAT.

AFFORDABLE HOUSING

In the event of affordable housing being required please indicate the level of provision being included in the scheme proposals. Also please state how the houses would be provided and managed, and if a sale to a Housing Association is proposed the value per square metre at which the houses would be transferred.

<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

DEVELOPMENT TIMETABLE

Please provide a detailed timetable of the proposed development works.

<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

FUNDING

Please state how the purchase will be funded and provide financial details relating to the offer, including copies of the latest company accounts.

<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

SURROUNDING AREA

Please identify how your proposed scheme will contribute to the regeneration of the surrounding area and how it will benefit the local community.

LOCAL COMMUNITY

Please demonstrate how the development or completion of your proposed scheme could involve the local community.

Signed _____

Name _____ Position _____

Date _____

OFFER PROCEDURE

1. All offers must be submitted in writing on the offer form and in the envelope provided by **12 noon Friday 9 March 2007**. The envelope must not be franked or marked in any way that may disclose the identity of the offeror. Failure to follow the correct procedure could invalidate the offer.
2. Offers must be returned to the Development Department, The Leonardo Building, 2 Rossington Street, Leeds, LS2 8HD.
3. The City Council will not be bound to accept the highest or indeed any offer submitted.
4. Exchange of Contracts must take place for unconditional purchases within 12 weeks of the acceptance of the offer. Completion will take place 28 days after exchange of contracts.

Please indicate how you found out about the property disposal (please tick)

- | | |
|---|---|
| <input type="checkbox"/> Yorkshire Evening Post | <input type="checkbox"/> Property Week |
| <input type="checkbox"/> Yorkshire Post | <input type="checkbox"/> Leeds City Council's website |
| <input type="checkbox"/> Estates Gazette | <input type="checkbox"/> Estates Gazette Interactive |
| <input type="checkbox"/> Other _____ | |

DATA PROTECTION ACT 1998

The data which you provide on this offer form will be processed by the Council for the purposes of considering your offer, and should your offer be acceptable, for negotiating terms, and dealing with the disposal of the site.

Should you indicate your consent by ticking the box below, the data will also be used for the purpose of notifying you about future property opportunities which may be of interest to you.

Except where the Council is required by law to do so, the Council will not disclose the data, without your consent (except to your solicitor, agent or other representative).

Tick here

ref.no. CR/MAC/V33

OFFER FORM - UNCONDITIONAL

Closing date: 12 noon Friday 9 March 2007

I/we hereby offer the sum of

£ _____

Words _____

for the freehold interest in: **STANHOPE DRIVE YOUTH CENTRE, HORSFORTH, LEEDS LS18**

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Gross Value

£ _____

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| <input type="checkbox"/> Other _____ | |

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Tick here

ref.no. CR/MAC/V33

EQUAL OPPORTUNITIES

The mission of the Council is to “ Bring the benefits of a prosperous, vibrant attractive city to all the people of Leeds “

Leeds City Council is committed to Equality of Opportunity for all people

Equality of Opportunity in Leeds is about making sure that everyone can join in the social, cultural, political and economic life of the city.

Leeds City Council makes every effort to advertise its properties and services as widely as possible. To assess whether this is being achieved we would be grateful if you could complete and return this questionnaire to the address below, whether the property is of interest or not. Completion of this form will assist the Council in continually reviewing and improving its services.

COMPLETION IS ENTIRELY VOLUNTARY AND ANONYMOUS.

Q.1 WHERE DID YOU SEE THE PROPERTY ADVERTISED?

- On site For Sale Board Internet Yorkshire Post Property Week
 Yorkshire Evening Post Estates Gazette One Stop Centre

Q.2 IS THE INTEREST IN THIS PROPERTY BEING MADE BY A COMPANY OR INDIVIDUAL?

- Company (No further questions) Individual (Please go to Q.3)

Q.3 HOW WOULD YOU DESCRIBE YOUR ETHNIC ORIGIN?

ETHNIC GROUP

White

- British
 Irish

Black or Black British

- Caribbean
 African

Chinese or other ethnic groups

- Chinese
 Other _____

Mixed

- White and Black Caribbean
 White and Asian
 White and Black African

Asian or Asian British

- Indian
 Bangladeshi
 Pakistani
 Kashmiri
 Other _____

Q.4 PLEASE STATE YOUR GENDER

- Male Female

Q.5 ARE YOU A DISABLED PERSON

- Yes No

Please return to:

Maria Clayton, Development Department, Leeds City Council, The Leonardo Building, 2 Rossington Street, Leeds, LS2 8HD

ref.no. CR/MAC/V33