



FOR SALE

**Carriage House, Mansion Cottage & Rose Cottage
Mansion Lane, Roundhay Park, Leeds, LS8 2EP**

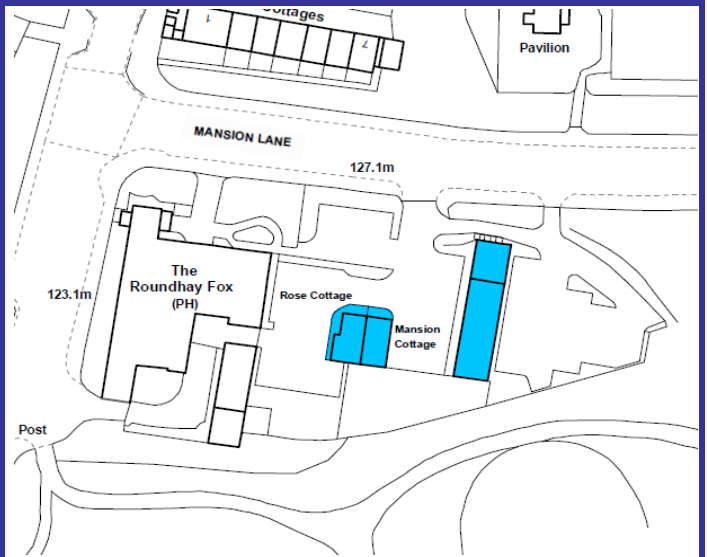
EXPRESSIONS OF INTEREST INVITED

Leeds City Council is offering a rare opportunity to acquire a long leasehold interest in three Grade II listed early 19th Century buildings set within Roundhay Park

544 sq m (5,856 sq ft) overall

LEEDS

goals, dreams, ideas, ideals opportunities



Location

The properties are located approximately 4 miles north east of Leeds city centre in the mainly residential suburb of Roundhay and on the edge of Roundhay Park. Access is from Mansion Lane over the car park of the adjoining Roundhay Fox public house.

Description

The properties, which require comprehensive refurbishment, comprise three two-storey buildings: a detached former carriage house with clock tower and a pair of semi-detached cottages. The buildings were constructed in the early 19th Century and are Grade II listed. A schedule of external repairs was carried out to the properties in 1998, although their internal condition is poor with access permitted to the ground floor only.

Accommodation

The approximate gross internal floor area of the properties is as follows:

<u>Carriage House</u>	
Ground floor	175 sq m / 1,884 sq ft
First floor (not inspected)	175 sq m / 1,884 sq ft
Total Gross Internal Area	350 sq m / 3,768 sq ft
<u>Mansion Cottage</u>	
Ground floor	47 sq m / 506 sq ft
First floor (not inspected)	47 sq m / 506 sq ft
Total Gross Internal Area	94 sq m / 1,012 sq ft
<u>Rose Cottage</u>	
Ground floor	50 sq m / 538 sq ft
First floor (not inspected)	50 sq m / 538 sq ft
Total Gross Internal Area	100 sq m / 1,076 sq ft
Overall Gross Internal Area	544 sq m / 5,856 sq ft

Services

It is understood all mains services are connected to the properties.

Access / Parking

The land surrounding the buildings is leased by the Council to the tenants of the Roundhay Fox public house and is required to be kept open for the non-exclusive use by members of the public. The properties are thereby offered without the benefit of additional land and/or exclusive car parking. The Council has retained rights of access over the car park in order to serve the properties, which a purchaser shall enjoy in common.

Planning

The properties form part of a complex of Grade II listed estate buildings which were constructed in the early 19th Century. Their listing affords them statutory protection.

The Leeds Unitary Development Plan Review 2006 (UDPR) identifies the site as lying within the Green Belt, Roundhay Conservation Area and Roundhay Park which is allocated as Greenspace and an Urban Green Corridor. Roundhay Park is also on the register of Historic Park and Gardens and its registration affords special protection in respect of any development which would materially harm the Park's historic interest.

The overarching planning policy is the Green Belt designation (Policy N32) which imposes tight control over new development proposals. UDP Policy N33 concerns reuse of buildings and of particular relevance are those policies controlling change of use and scale of development notably policies GB3 and GB4. GB3 is permissive of a wide range of uses for buildings of historic or architectural merit. GB4 seeks to ensure the functions of the Green Belt are not compromised by new development, in particular that function relating to the preservation of its openness.



The properties are entirely contained within the Roundhay Conservation Area (CA20) which was subject to a Conservation Area Appraisal in 2004. Conservation Area designation provides additional controls over demolition and added protection for trees.

Any proposals for the reuse, alteration or extension of these important buildings including changes to their curtilage will need to take account of and be assessed against PPS5 "Planning for the Historic Environment" and the Leeds UDPR policies (N1, N8, N14 – N20 & N28).

For further discussion and informal planning advice about the range of uses considered appropriate for these buildings, it is recommended that contact is made with:

Richard Shaw
City Development
Local Plans Policy
Tel: 0113 247 8084

Phil Ward
City Development
Conservation Officer
Tel: 0113 247 8146

Restrictions on Use

In order to avoid a conflict of interest with the Council's nearby investments, it is likely that in its capacity as landowner the Council will impose a restrictive covenant to debar the use of the properties either as a restaurant, public house, wedding venue, catering establishment, café or ice cream parlour.

Tenure

The Council is proposing to offer a long leasehold interest in the properties, in the order of a 125 year lease, but is willing to consider all enquiries. A copy of the Council's registered title is available upon request.

Leeds City Council

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

Expressions of Interest

The Council is initially inviting expressions of interest from prospective purchasers, which should be addressed to James Child either by phone on 0113 247 4457 or email james.child@leeds.gov.uk.

VAT

The Council reserves the right to charge VAT on the sale price.

Costs

The Council will require the purchaser to meet the Council's costs at 3.5% of the sale price (subject to a minimum payment), which may be subject to VAT.

Viewing

The properties are available to view by prior appointment; please telephone 0113 247 4457 or email james.child@leeds.gov.uk. Interested parties will be required to sign the attached viewing form prior to entry. Please note that due to the condition of the buildings, viewings are limited to the ground floors only.

Further Information

Should you wish to discuss the property or register an interest, please contact James Child on 0113 247 4457 or email james.child@leeds.gov.uk.

The sales brochure is available in large print, computer disk and audio cassette. The text is also available in a number of languages. Telephone 0113 247 4457 or email james.child@leeds.gov.uk.



INVESTOR IN PEOPLE

MISREPRESENTATION ACT 1967

These particulars are offered for the guidance only of potential purchasers/lessees and are expressly excluded from the contract lease. No warranty can be given as to the condition or description of the property. Properties are offered subject to being available and to contract. No responsibility is taken for any inaccuracy or expenses incurred in viewing.

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VIEWING FORM

This form should be completed prior to viewing the properties.

Please note that viewings should be arranged by prior appointment and, due to the condition of the buildings, will be limited to the ground floors only.

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

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Company and Address	

Date of Inspection	
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