



FOR SALE

Grove Villas

80/82 Cardigan Road

Headingley, Leeds 6



www.leeds.gov.uk/property

LEEDS



It is the UK's largest centre for financial and business services outside London, with 30 national and international banks based in the city.

Leeds is just over two hours by rail from London Kings Cross and has the fastest growing regional airport with passenger numbers expected to reach 5.1 million by 2016.

Leeds also has the second most diverse economy of all the UK's main employment centres, with key strengths in retail, manufacturing, healthcare, construction and the creative and digital industries.

Identified as 'one to watch' by the Centre for Cities, the city continues to be transformed by strong levels of investment across all key sectors, offering a combination of low risk and long term gain.

£4.3 billion has been invested over the last ten years in major development projects and a further £6.5 billion of investment is in progress and proposed.

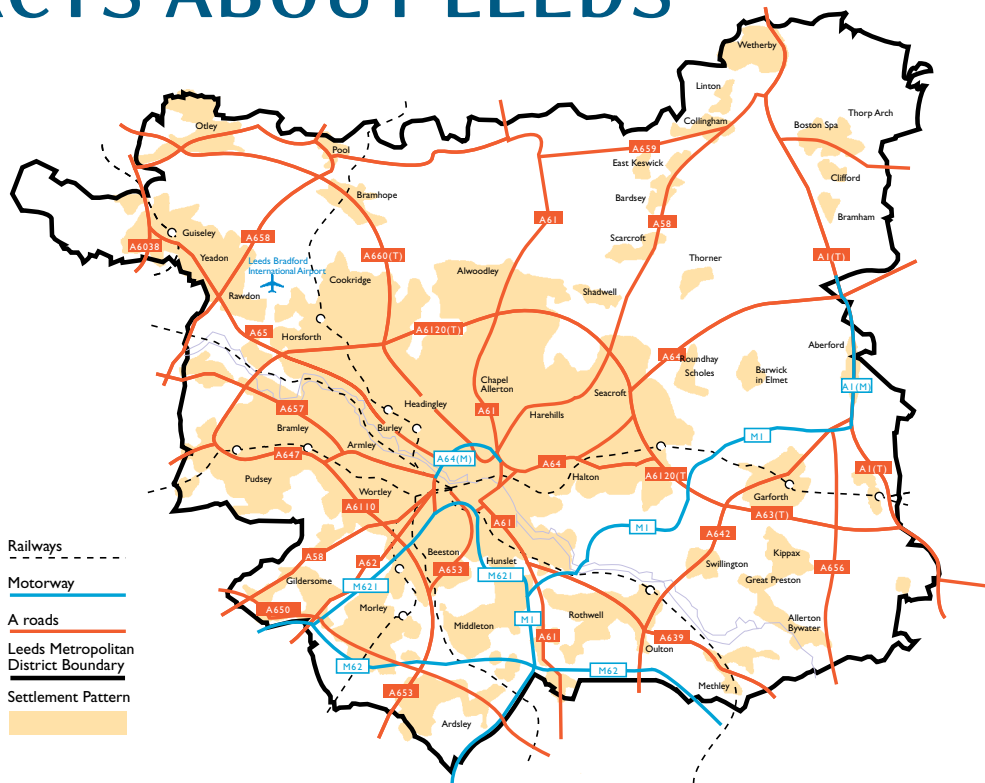
The 13,500 capacity Leeds Arena and the £350 million Trinity Leeds retail and leisure development are currently under construction and scheduled to open in 2013. Together with the proposed Eastgate Quarter's retail development, they will give a major boost to the economy and profile of Leeds on the national and international stage.

Every year the city attracts thousands of students from across the UK and abroad to study at its two internationally recognised universities, drawn by the combination of lifestyle, first class qualifications and career prospects.

The city is within one hour's drive of three national parks and has superb cultural and visitor attractions, including West Yorkshire Playhouse, the Royal Armouries, Northern Ballet, Opera North, Temple Newsam and Harewood House.

For all these reasons and more, as a place to live and to work, as a place to visit and to learn, do business and invest, Leeds is a first choice location.

KEY FACTS ABOUT LEEDS



Geographical

Leeds is:

- Located at the centre of the UK, midway between London and Edinburgh, and Hull and Liverpool.
- The centre of a much larger city region which includes Barnsley, Bradford, Calderdale, Craven, Harrogate, Kirklees, Selby, Wakefield and York
- Is directly linked with London and Edinburgh via the M1 and A1 and has direct links with the east and west coast ports via the M62.

Population and Labour Force

Leeds has:

- A population of 798,800, the second largest of any Metropolitan District in England.
- An estimated 427,800 people working in the city, including employees and self employed.
- is expected to generate 23% of employment growth in the region over the next ten years.

Transport

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 with a journey time of just over two hours.
- 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 an undergraduate student population of over 60,000
- Has the largest business school of its kind in the UK, at Leeds Metropolitan University

Healthcare

Leeds:

- Has the largest teaching hospital in Europe.
- Has become one of the biggest cardiac care 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.
- Is a headquarters location for the Department of Health

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 £4.3 billion of investment in large schemes in the last ten years.
- A further £6.5 billion of investment in progress and proposed.

Economy

Leeds:

- Has one of the most diverse economies in the UK.
- Is the UK's largest centre for financial and business services outside London. A total 124,600 people work in this sector.
- Is the UK's third largest manufacturing centre, with around 35,000 employees.



Grove Villas

80/82 Cardigan Road, Headingley Leeds 6

Grove Villas comprises an elegant brick built detached building originally constructed as two semi detached villas in an attractive Edwardian style set in their own substantial landscaped grounds. Accommodation is provided over three storeys with cellars and benefits from substantial on site car parking.

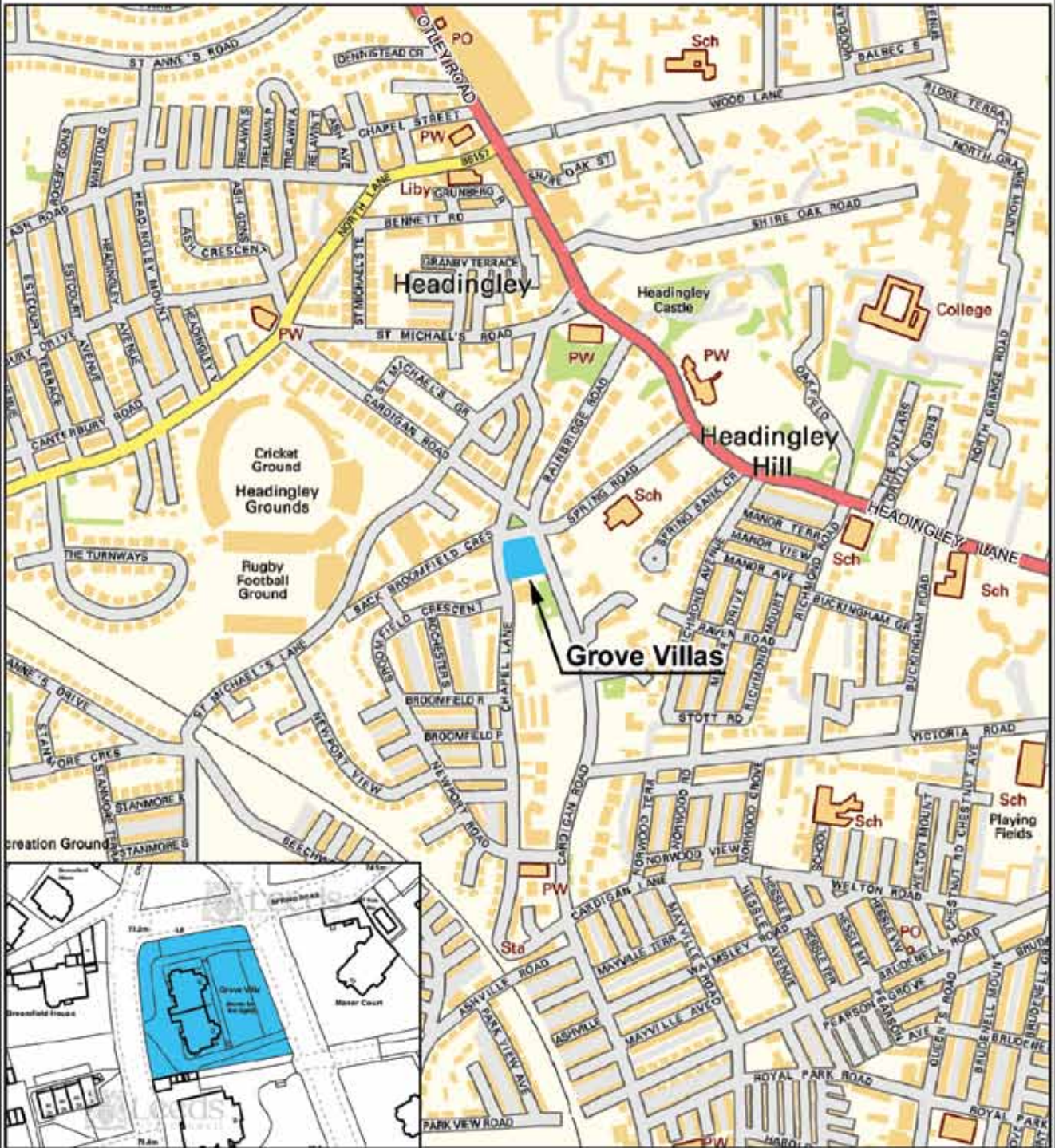
The Location

The property is situated in the residential suburb of Headingley, approximately 2 miles to the north of Leeds City Centre within a conservation area which is characterised by similar period residential properties.

Headingley town centre provides good local amenities and is approximately 0.5 miles to the north east of the property with both Headingley cricket ground and railway station each within a short distance.

The building's primary façade is towards Cardigan Road where it is fronted by mature grounds and a driveway however the property also has the benefit of rear vehicular and pedestrian access from Chapel Lane from which the car park is served.

**GROVE VILLAS
CARDIGAN ROAD
HEADINGLEY
LEEDS LS6**



Leeds
CITY COUNCIL

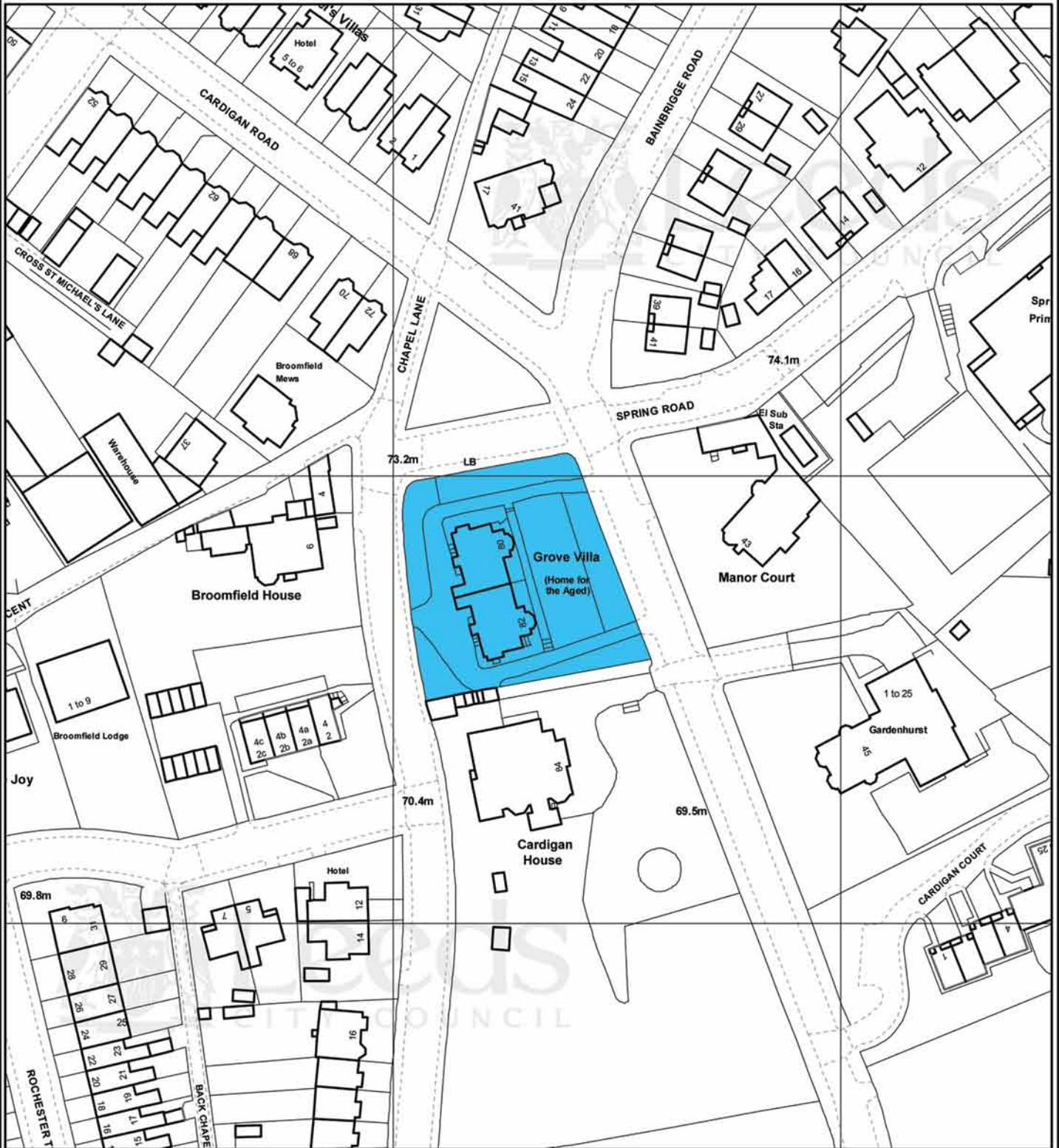
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Ordnance Survey LA100019567

DATE 14/06/2011
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PLAN No 16114/B

**GROVE VILLAS
CARDIGAN ROAD
HEADINGLEY
LEEDS LS6**



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Ordnance Survey LA100019567

PREP BY B. HAZELWOOD

DATE 03/06/2011

OS No SE2735NE

Scale 1:1,250



PLAN No 16114



The Accommodation

The property was previously utilised as a day care centre and offices and is positioned within overall grounds of 0.5 acre (0.202ha).

The accommodation comprises a number of rooms provided over three storeys as follows:

Ground Floor 152 sqm(1,625sqft)

First Floor 166 sqm(1,780 sqft)

Second Floor 141 sqm(1,507sqft)

Cellars

The grounds offer a pleasant landscaped setting offering substantial amenity space and substantial on site car parking

Floor plans indicating the layout of the building, provided for information purposes only, are attached to these particulars to assist prospective bidders. Although provided in good faith, they are provided without warranty and interested parties should therefore satisfy themselves by inspection as to their accuracy.

Tenure

Freehold with vacant possession upon completion.



Town Planning

The properties were last occupied as an aged persons day centre on the ground floor, offices on the first and second floors, all with the benefit of planning consent (H26/560/89/, H26/574/89/ H26/269/91/). Unless replicating the existing arrangement of uses, a reuse of the properties for residential (C3), residential institutions (C2) and non-residential institutions (DI) may be considered acceptable having regard to development control considerations and planning policy and would be subject of a change of use application. One such policy in the Leeds Unitary Development Plan (Review 2006) is H15 which identifies Headingley within the Area of Housing Mix where planning applications for student accommodation will be considered subject to a number of criteria.

The property lies within the Headingley Conservation Area, where there is a presumption in favour of retention and reuse of the property. Demolition and redevelopment would likely be resisted. Also the northern boundary retaining wall is Grade II listed (part of the Leeds Zoological and Botanical gardens) and any demolition or alteration would likely not be permitted.

Its Conservation Area status also confers protection to the existing tree coverage. To reinforce the importance of the trees the City Council proposes to issue a Tree Preservation Order upon the sale of the site.

For further discussion and informal planning advice, it is recommended that contact is made with the relevant Planning Officer in City Development (Mathias Franklin Principal Planner 0113 24 77019).

VAT

It is the City Council's intention to elect to charge VAT on the sale price which is to be paid in addition by the purchaser.

Costs

The purchaser is to meet the city council's costs at 3.5% of the purchase price plus any VAT that they may attract payable in addition to the sale

Offers

The City Council is seeking expressions of interest in an acquisition of the freehold prior to an invitation to offer on a more formal basis by a date to be established. It is important that parties register their interest in order that we can ensure that full details of the later offer procedure can be issued at the appropriate time.

Further information/Viewings

Contact Martin Blackett on (0113) 247 7807 or email at martin.blackett@leeds.gov.uk

Further copies of this brochure are available on our website along with details of other Council property availability at www.leeds.gov.uk/property.

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 7895 or 0113 247 8000.

IMPORTANT NOTICE

These particulars 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 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 any proposals which may be made, will constitute an agreement or collateral contract with the Council.