

FOR SALE

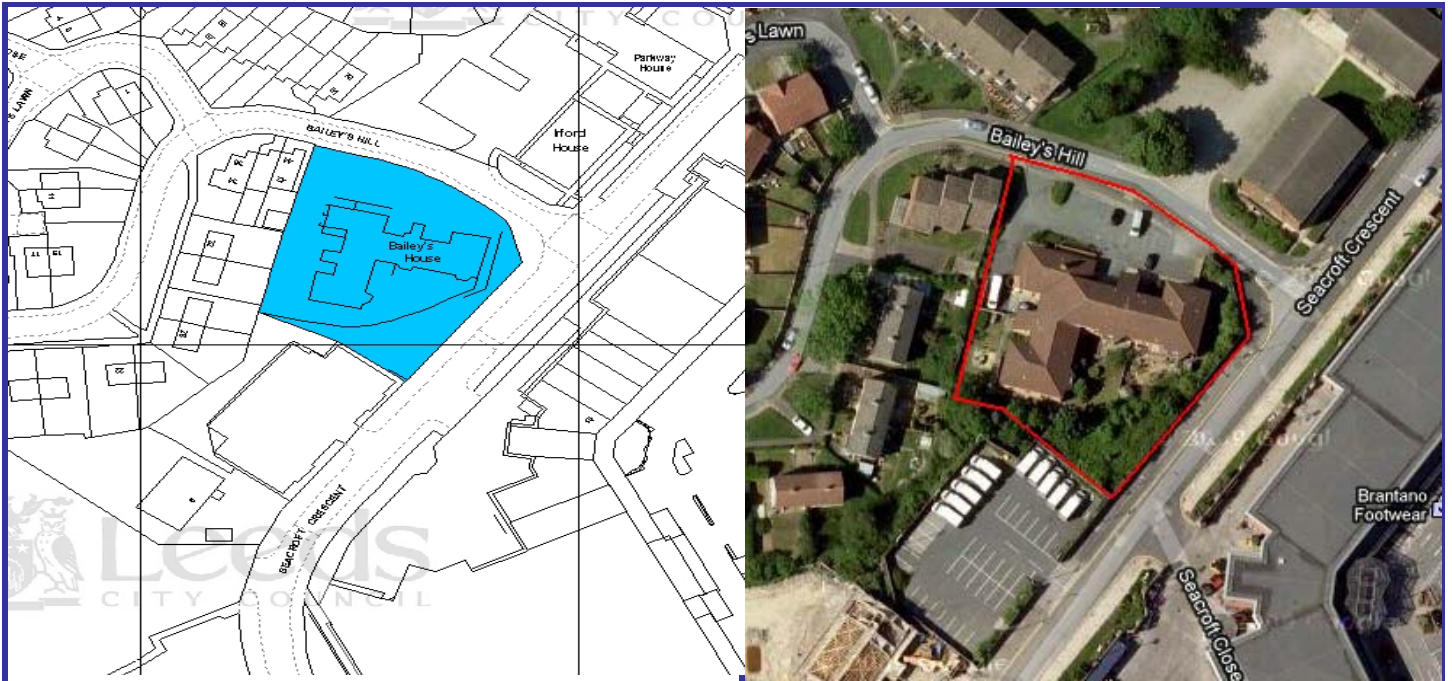
BAILEY'S HOUSE, BAILEY'S HILL, SEACROFT, LEEDS, LS14 6PS

Refurbishment opportunity/Development site of
approximately 0.24 ha (0.59 acres)

Located within Seacroft District Centre
at the junction of
Seacroft Crescent and Bailey's Hill

LEEDS

GOALS, DREAMS, IDEAS, IDEALS OPPORTUNITIES



Site Location and Description

Leeds City Council is offering an opportunity to buy a refurbishment opportunity/development site of 0.24ha (0.59 acres) in Seacroft Town Centre approximately 4 miles to the north east of Leeds City Centre. The Bailey's House former independent living accommodation is located at the junction of Seacroft Crescent and Bailey's Hill and is shown coloured blue on the location plan above.

Planning

The site is shown as unallocated in the adopted Unitary Development Plan, but it is within the boundary of Policy S2 Town Centres. This states that the vitality and viability of the District's allocated town centres will be maintained and enhanced, in order to secure the best access for all sections of the community to a wide range of forms of retailing and other related services. A Planning Statement, together with Technical Information has been prepared to guide prospective purchasers and the uses that would be considered appropriate for the site include:- Retail and services; Restaurants, cafes, and drinking establishments; Offices and research and development; Hotels; Residential institutions; Housing; Non-residential institutions i.e. surgery or community type use; and Leisure uses

A copy of the Planning Statement and Technical information can be viewed and downloaded from the Council's website www.leeds.gov.uk/property. For further discussion and informal planning advice, it is recommended that contact is made with Lora Hughes, the Planning Officer dealing with this site (tel 0113 395 0714).

Tenure

The Council will be selling the freehold interest in this site with vacant possession.

Viewing

The site is secured but can be viewed in part from the adjacent footpaths. Anyone wishing to gain entry to the site should contact Richard Fenton tel 0113 247 7882, email richard.fenton@leeds.gov.uk to arrange access and will be required to sign and return a viewing form prior to entry.

Further Information

For further information please refer to www.leeds.gov.uk/property. Following a period of marketing a closing date for the receipt of offers will be provided to all interested parties. To record your interest in this site, or if you have any queries, please email richard.fenton@leeds.gov.uk or telephone (0113) 247 7882.

The sales brochure is available in large print, computer disk and audio cassette. The text is also available in a number of languages. Tel: (0113) 247 7895 or 247 8000.

City Development
The Leonardo Building, 2 Rossington Street, LEEDS, LS2 8HD



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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.