

# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**LEA FARM MOUNT,  
LEEDS,  
LS5 3PX**

**EDUCATIONAL/LEISURE FACILITY  
WITH  
POTENTIAL FOR REDEVELOPMENT (SUBJECT TO  
PLANNING)**

**GET IN TOUCH**

**Nick Arundel**

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### LOCATION

The property is situated on the fringe of the Hawksworth estate which is to the north west of Leeds City Centre, having excellent access to the suburbs of Headingley, Kirkstall and West Park, the Leeds Outer Ring Road and the main arterial routes running northwards from the City Centre.

The property is surrounded by a mixture of residential properties and public open space.

### DESCRIPTION

The property comprises an educational and community center with external sports courts, play areas and parking.

The property in addition provides a range of offices and administration space, kitchens, sports halls, storage, classrooms, plant rooms and general amenities

The property stands in a fully secure compound.

### PLANNING

We understand the property has planning consent for its current use which falls within Class D1. The site could be redeveloped for a multitude of uses with the appropriate planning consent.

### RATEABLE VALUE

We understand the rateable value of the property is £18,561.

<b>ACCOMMODATION (all areas are gross internal)</b>	<b>SQ FT</b>	<b>SQ M</b>
Ground floor offices, sports hall & storage amenities	4,785	444.5
First floor hall, storage plant room, classrooms and offices	1,793	166.5
<b>TOTAL</b>	<b>6,578</b>	<b>611</b>
<b>Site area</b>	<b>0.77 acres</b>	<b>0.312 hectares</b>

### TERMS

We are seeking offers for the freehold interest in the property.

### VIEWING

Strictly by appointment with the Sole Agent,  
AWS Ltd, Nick Arundel, 01132351362



### MISREPRESENTATION ACT:

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### ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.

