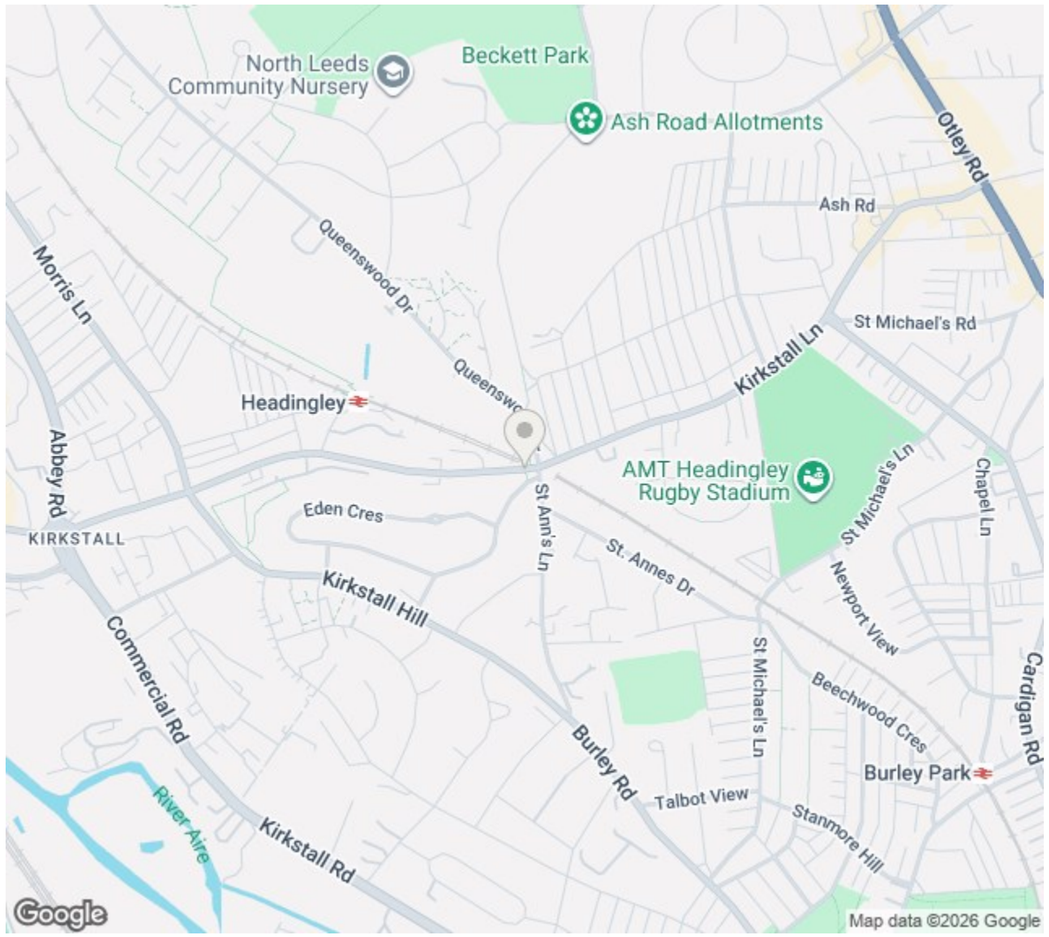


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Sun	By Appointment

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www.stoneacreproperties.co.uk



186, Kirkstall Lane, Headingley, LS5 2AB

Offers Over £595,000

PAXTON HALL

FREEHOLD SALE - DEVELOPMENT POTENTIAL

Former horticultural clup located on Kirkstall Lane midway between Headingley & Kirkstall and close to Headingley Cricket Grounds, Leeds Rhinos Stadium and Headingley train station.

The site is of particular interest to developers and offers a 0.50 acre prime site for either residential or commercial use subject to planning consent.

Leeds City Centre is 3 miles away and Leeds Outer Ring Road (A6120) 2 miles away providing excellent road connections to the national network.

- **0.5 Acre Site**
- **Freehold Sale**
- **Development Potential**
- **Substantial Car Parking**

LOCATION

The property is located on Kirkstall Lane midway between Headingley & Kirkstall and close to Headingley Cricket Grounds, Leeds Rhinos Stadium and Headingley train station,

Leeds City Centre is 3 miles away and Leeds Outer Ring Road (A6120) 2 miles away providing excellent road connections to the national network.

DESCRIPTION

The property offers 3,200 st ft of ground floor accommodation previously used as a community / social club with substantial car park within a 0.5 acre.

POTENTIAL USE

The site enjoys substantial development potential for either residential or commercial use subject to planning consent.

There is already positive council pre-planning advise for the proposal of a new-bulld neighbourhood convenience store and concession unit.

The site would also provide an ideal location for a residential apartment development.

Both subject to Planning Consent.

PRICE

Freehold property is offered with Vacant Possession.

Offers over £595,000 .

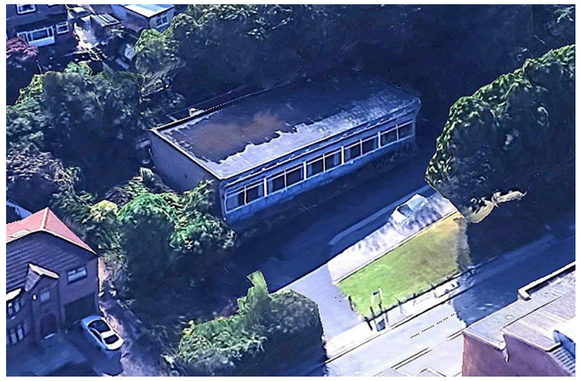
We are informed that VAT is not applicable to this sale.

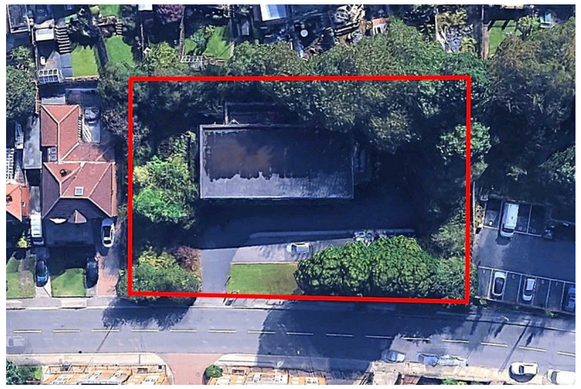
ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-
2281-9775-6747-5298-4886

Rating E-122

This can be viewed on:- www.gov.uk/find-energy-certificate.









BUSINESS RATES

Existing building:-
Rateable Value £11,750 RV
Estimated payable £0 per annum.

100% SMALL BUSINESS RELIEF AVAILABLE - ZERO PAYABLE

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

MISREPRESENTATION ACT

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MISDESCRIPTIONS ACT 1991
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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.
Details amended September 2026









