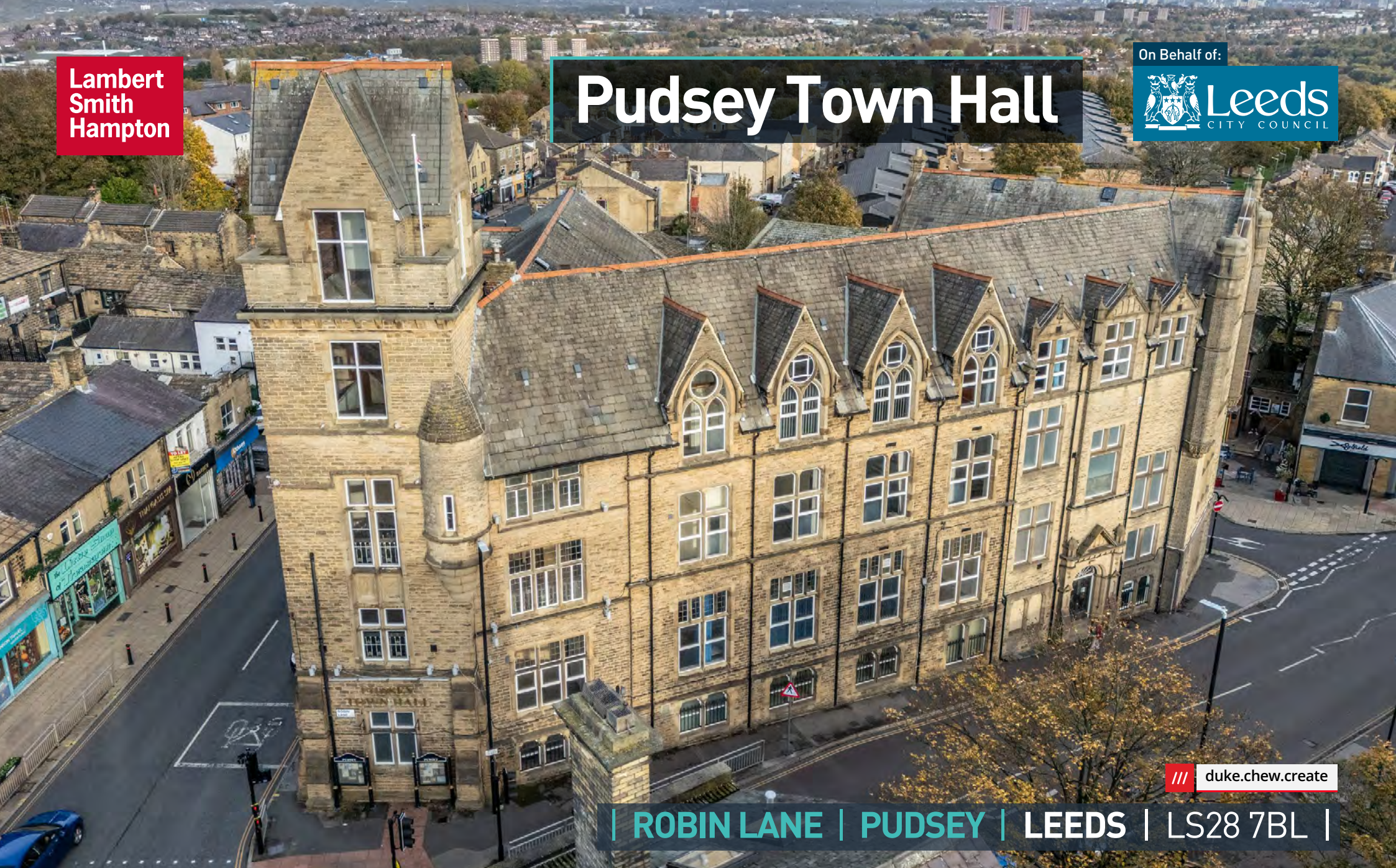


Lambert  
Smith  
Hampton

# Pudsey Town Hall

On Behalf of:



/// duke.chew.create

| ROBIN LANE | PUDSEY | LEEDS | LS28 7BL |


## For Sale – Former Town Hall / Development Opportunity

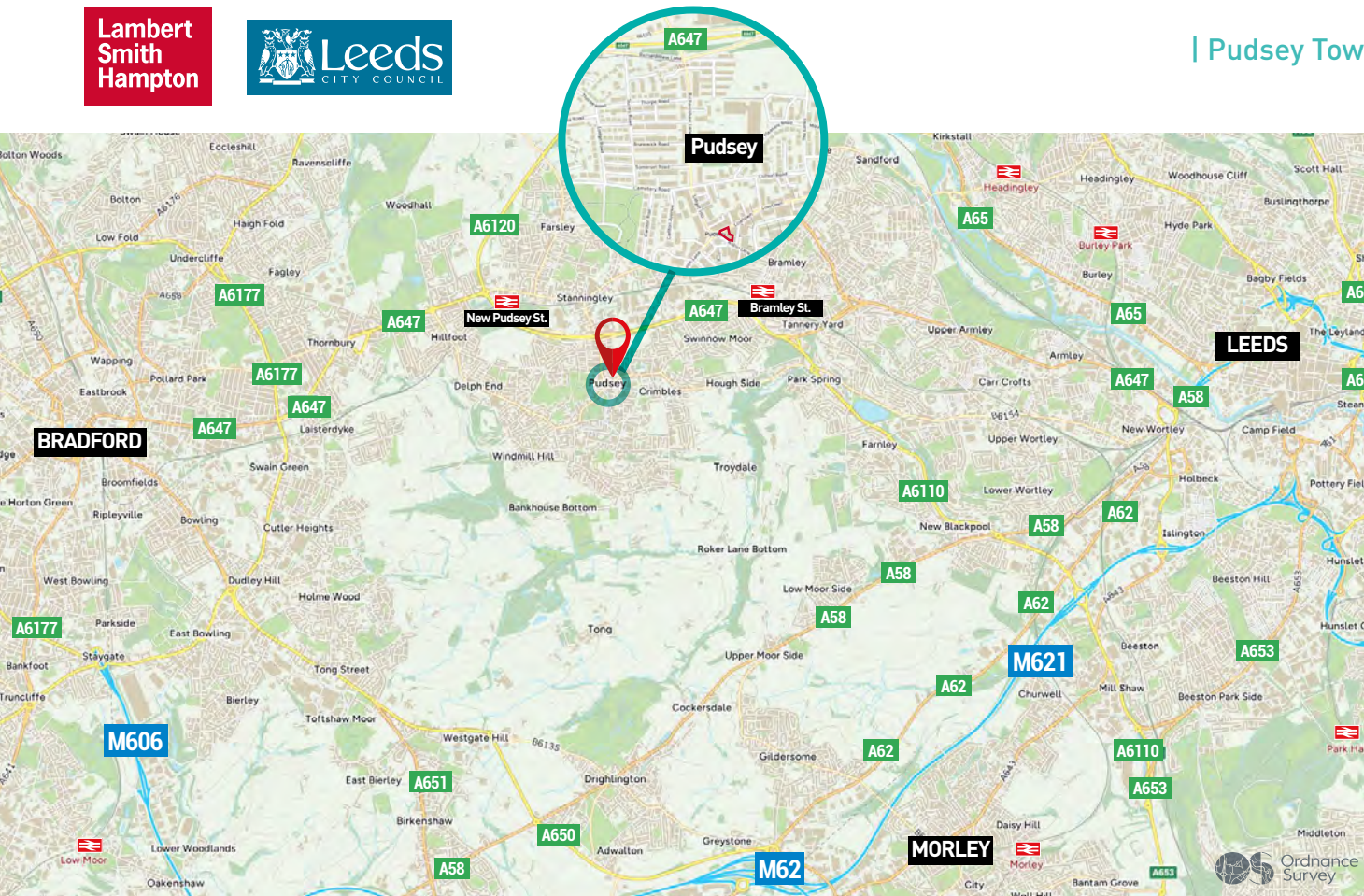
Gross Internal Area – 21,583 sq ft (2,005.00 sq m)



## Opportunity Summary

- ✓ Freehold disposal of Pudsey Town Hall
- ✓ Development opportunity suitable for residential use subject to planning permission
- ✓ The site occupies a prominent position in Pudsey town centre
- ✓ Gross Internal Area of 21,583 Sq Ft (2,005.00 Sq M)
- ✓ Unconditional offers are invited for the property by 12th February 2026

 Indicative Red Line Freehold Site



## Location & Situation

The property occupies a prominent position in Pudsey town centre, approximately 6 miles west of Leeds city centre and well connected via the A647 Leeds–Bradford Road. Pudsey benefits from good public transport links, including frequent bus services and Pudsey railway station, which provides direct access to Leeds and Bradford.

Pudsey Town Hall stands at the junction of Robin Lane, Lowtown and Church Lane, giving it visibility and accessibility from all main approaches. The surrounding area is a mix of retail, leisure, and civic uses, with nearby occupiers including national retailers, independent shops, cafés, and restaurants. Pudsey Market and the town’s principal shopping streets are within a short walk, creating strong footfall throughout the day.

internal photos



## Description

The property comprises a period building built over four principal floors and occupies a prominent corner position with three road frontages. Constructed in 1880, the building was designed by Bradford architects Hope & Jardine in a Gothic style, using traditional stone masonry with detailed architectural features.

The building features access points from all elevations and an impressive arched main entrance and period stone detailing, with large sash windows to the upper floors. Inside, the layout includes a main feature staircase and a number of auxiliary staircases, Council Chamber, meeting rooms and office suites with high ceilings and original character features.

It was initially built for the local Mechanics' Institute; it later became Pudsey Borough Council's headquarters in the early 1900s and continued to serve civic functions until 2020.

Each floor is served by a modern glass passenger lift (8-person capacity, 630 kg) located in the main lobby.





Indicative Red Line Freehold Site

THE SITE

## Accommodation

Gross Internal Areas

Floor	sq ft	sq m
Ground Floor	5,630	523.00
First Floor	5,845	543.00
Second Floor	5,845	543.00
Third Floor	4,263	396.00
<b>Total GIA</b>	<b>21,583 sq ft</b>	<b>2,005.00 sq m</b>



## Tenure

Freehold title – **WYK849212**.

The property will be sold with **Vacant Possession**.

## EPC

The property has an EPC rating of **E (105)**.

The full certificate is available upon request.



# Planning

## Highlighted Planning Policy Principles

### ■ Loss of Employment:

The Council is committed to protect Employment uses where necessary. The current use of the building is Office. A proposed change of use into a non-employment use would need to address the loss of employment (Policy EC3 of the Core Strategy).

### ■ Town and Local Centre:

The site is within the boundary of the Pudsey Town Centre as defined by the Local Plan. Uses that are generally considered acceptable in Town Centres are defined in the appendix of the National Planning Policy Framework.

### ■ Main Town Centre uses:

Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Whilst not definitive, uses that fall within this definition are likely to be looked on favourably. The Town Hall does not form part of any primary or secondary frontage within Pudsey Town Centre therefore residential use would be acceptable in principle.

### ■ Highways:

Any alternative use for the site is likely to generate a number of vehicles. Opportunity should be taken to minimise car use and promote sustainable travel options. All schemes should reflect up-to-date guidance in relation to Street Design and Parking. This is currently provided in the Transport SPD. Given the lack of parking on site, the argument for car-free development should be pursued however details of this need to be considered through pre-application discussions.

### ■ Conservation Area:

The proposal is within the Pudsey Conservation Area and is considered a 'key landmark' and 'distinctive'. Any proposal should give due regard to the 'Pudsey Conservation Area Appraisal and Management Plan'.

### ■ Green Space:

Any proposal for change of use to residential will need to address the need for Green Space (Policy G4 of the Core Strategy). Given the location and the built-up nature and non-designated heritage value of the building conversion of the current form is preferred. With this in mind a financial contribution in lieu of Green Space on-site is likely to be acceptable.

### ■ Favourable Uses:

As the site is in a Town Centre any Main Town Centre use will be looked at favourably.

Residential is encouraged in centres outside the shopping frontages, providing it would not compromise the function of the town centre.





## Viewing and Further Information

Viewing strictly by prior appointment please contact:

**Richard Corby**  
 M: 07774 652 413  
 E: rcorby@lsh.co.uk

**Sam Pickles**  
 M: 07711 767 571  
 E: spickles@lsh.co.uk

**Lambert Smith Hampton**  
 9 Bond Court, Leeds, LS1 2JZ  
 Office: 0113 245 9393

**Lambert Smith Hampton**

[lsh.co.uk](http://lsh.co.uk)



/// [duke.chew.create](https://duke.chew.create)

## TERMS of Disposal

Unconditional offers are invited for the property by **12th February 2026**. Completion of the unconditional sale is to be before **31 March 2026**.

## Business Rates

We advise that all enquiries should be made with the Local Authority Rates Department or VOA to verify this information.

## VAT

All prices, etc are quoted exclusive of VAT at the prevailing rate, which may be payable.

## Legal Costs

The Purchaser must pay their own legal and surveyor costs. The Purchaser must also pay the Council's legal and surveyor fees of 4% of the purchase price plus VAT. All amounts are payable on Completion of the purchase.

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters. **January-2026.**