



Highlights

- Cleared development site
- Site area c. 0.392 Hectares (0.97 acres)
- Town centre location
- Close to numerous essential amenities
- All offers invited for the freehold interest
- All enquiries to the agents

Land at Waterloo Road, Bramley, Leeds, LS13 2EF

Expressions of interest requested from all parties.

Offers invited on a variety of bases including site sale subject to planning.

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**AVISON
YOUNG**

Land at Waterloo Road, Bramley, Leeds, LS13 2EF



Highlights

- Town centre location in Leeds suburb.
- Gross site area 0.392ha. (0.97 acres).
- Opportunity for development of all uses subject to planning.
- Significant population base with the 5 mile catchment.
- Directly next door to Bramley Shopping Centre just off busy high street.
- The site is securely fenced, predominantly level and cleared for development.
- Potential, subject to planning, for a 2.5 to 3.0 storey development.
- Identified within the Leeds City Council SHLAA as suitable for elderly care/living.
- Excellent staffing and employment potential in the locality.
- It is anticipated the site will be of interest to health, care and social infrastructure operators and developers as well as the industrial and logistics market.

Location

Bramley is a suburb of Leeds, approximately 4.5 miles North West of the City Centre. The area is well located and primarily accessible on the A65 via Kirkstall or A647, Armley Road.

The Bramley and Stanningley Ward has a population of 24,019 (2021 Census). The site is set fronting on to Waterloo Lane in a prominent location just off Upper Town Street, the primary shopping and retail amenity in the area.

There are a wide variety of retailers within the immediate locality, including Tesco, Greggs, Boots Pharmacy, Halifax Bank and Costa Coffee.

Healthcare amenity is also available within very close walking distance of the site at the Bramley Clinic and Manor House Surgery, Bramley.

Basis of Sale

Avison Young has been instructed to sell the freehold interest in the site.

Bids on both unconditional and conditional basis will be considered.

Additionally, our client will also consider offers for the freehold interest of a turnkey development or alternatively can consider entering into an agreement for lease, subject to delivering a completed development to an agreed specification.

Expressions of interest should be made to Avison Young.

Tenure

Freehold.

Viewing Arrangements

The site is open to view from the roadside for initial viewing.

Any requirement to enter the site should be arranged through Avison Young.

If you would like to know more please get in touch.

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Site Plan



To find out more, scan the QR code



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