

A Landmark Heritage Redevelopment & Conversion Opportunity

- ✍ Extending to approximately 8,238 sq m (88,670 sq ft)
- ✍ Site Area: approximately 6.73 acres (2.72 hectares)

Offered Freehold
As a Whole or in Lots

Fulneck School
Fulneck Moravian Settlement,
Pudsey, West Yorkshire LS28 8DS

Executive Overview

Fulneck School represents a rare opportunity to acquire and reposition a substantial former school estate within the Leeds–Bradford conurbation. The property includes part of the Grade I listed eastern and western terraces within the historic Fulneck Moravian Settlement, alongside a range of ancillary buildings.

Founded in 1753 and operating for over 270 years, the school occupies a prominent and well-established position. Following its recent closure, the estate now offers a clear opportunity for redevelopment and alternative use.

Extending to approximately 6.73 acres (2.72 hectares), the site combines architecturally significant Georgian buildings with a variety of later additions, providing a flexible and diverse redevelopment proposition.

The scale and character of the estate lend themselves to either continued educational or institutional use, or a comprehensive conversion and redevelopment scheme, supported by strong surrounding residential demand and excellent regional connectivity.





Key Highlights

- Part of the Grade I listed Fulneck terrace within the nationally significant Fulneck Moravian Settlement
- Approx. 6.73 acres (2.72 hectares)
- Approx. 8,238 sq m (88,670 sq ft) of accommodation
- Substantial former educational accommodation across a range of buildings
- Prominent elevated setting with open views across the Pudsey valley
- Established residential location between Leeds and Bradford
- Strong regional connectivity via the M62, A647 and rail services
- Potential for residential, C2 or other alternative uses, subject to planning (STP)
- Opportunity to secure a viable long-term use for a significant heritage asset
- Offered freehold – as a whole or in lots



The Opportunity

The closure of Fulneck School presents a significant opportunity for repositioning within an established and well-connected residential location.

The estate benefits from:

- A substantial and adaptable building envelope
- A cohesive and architecturally significant historic frontage
- Attractive outlook and mature setting
- Strong surrounding residential catchment

Subject to the necessary consents, the property may be suitable for a range of alternative uses including:

- Residential conversion (Use Class C3)
- Later living / care accommodation (Use Class C2)
- Educational or specialist provision
- Community or institutional use
- Other appropriate uses, subject to planning (STP)

A high-level planning statement will be made available to interested parties.

Interested parties should undertake their own planning and technical investigations.

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Location

Fulneck School is situated within Pudsey, approximately 6 miles west of Leeds and 5 miles east of Bradford.

The surrounding area comprises established residential neighbourhoods, local amenities, schooling and open countryside, supporting a broad range of potential end uses.

**Fulneck Moravian Settlement,
Pudsey, West Yorkshire LS28 8DS**



M62 (Junction 27)
approx. 4 miles



A647 and A6110
direct links between Leeds and Bradford



New Pudsey Railway Station
approx. 2 miles



Leeds City Station
direct services to London King's Cross



Leeds Bradford Airport
approx. 7 miles

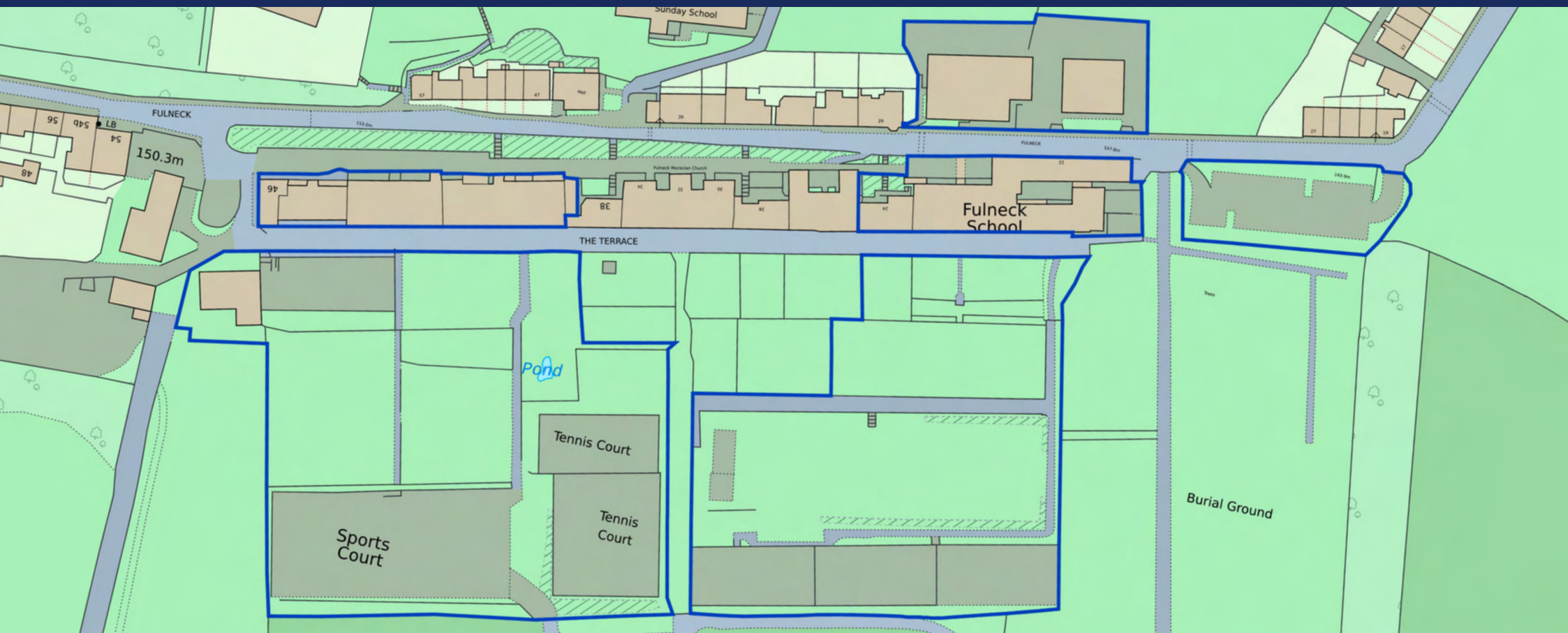


History

Established in 1753 by the Moravian Church, Fulneck School was originally founded to provide Christian education for the Moravian community and operated continuously for over two and a half centuries.

Over time, the estate evolved to incorporate additional educational accommodation including classrooms, laboratories, hall space and ancillary facilities. Two detached buildings within the wider holding provide further accommodation.

The estate now offers a substantial and characterful built environment capable of sensitive refurbishment and adaptation.



The Site

The property comprises a substantial freehold site extending to approximately 6.73 acres (2.72 hectares).

The holding comprises:

- Part of the Grade I listed Fulneck terrace (eastern and western sections)
- Range of ancillary and later buildings
- Detached buildings and structures within the curtilage

- Extensive grounds and external amenity areas

The site occupies an elevated position within the Fulneck settlement and benefits from open views across the Pudsey valley to the south.

The Robinson Building is to be retained by the vendor.

The vendor retains ownership of other property within the Fulneck settlement. They may, subject to separate negotiation, consider proposals relating to additional land where this would support a comprehensive long-term scheme.

Accommodation

Ref	Building	Floor	Sq M	Sq Ft		
1	Eastern Terrace	Basement	160	1,727		
		Lower Ground	1,076	11,585		
		Ground	969	10,430		
		First	959	10,323		
		Second	345	3,716		
		Total	3,510	37,781		
2	Western Terrace	Lower Ground	907	9,764		
		Ground	893	9,609		
		First	663	7,140		
		Second	308	3,316		
			Total	2,771	29,829	
3	Science Block	Ground	245	2,638		
		First	244	2,625		
		Second	245	2,639		
			Total	734	7,903	
		4	Joan Mort House (6th Form Centre)	Ground	455	4,901
First	186			2,006		
	Total			642	6,907	
5	DT Building			Basement	156	1,675
				Ground	187	2,015
			Total	343	3,690	
		6	Hutton House	Basement	90	971
				Ground	74	798
First	74			791		
	Total			238	2,560	
Total				8,238	88,670	

Floor areas are approximate and have been derived from floor plans provided. These plans are available within the data room. The areas have not been independently verified and should be relied upon for indicative purposes only.



Principal Buildings

Eastern Terrace

Part two, three and four storey accommodation forming the eastern section of the historic Fulneck terrace. The accommodation historically provided classrooms, offices and boarding facilities together with ancillary educational uses.

Western Terrace

Part two, three and four storey accommodation forming the western section of the terrace historically providing classrooms, offices and boarding accommodation.

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Hutton House



Joan Mort House

Hutton House

Located at the western end of the terrace and attached to the Western Terrace, Hutton House historically provided ancillary school accommodation and has been vacant for a number of years, offering potential for refurbishment or redevelopment subject to the necessary consents.

Joan Mort House - Sixth Form Block

A three-storey building providing classroom accommodation and ancillary educational facilities together with a separate sports hall to the rear.

Former Science Block

A three-storey detached building historically used for science teaching and laboratory accommodation.

Former DT Building

A smaller detached building arranged over ground and lower ground levels historically used for design and technology teaching.

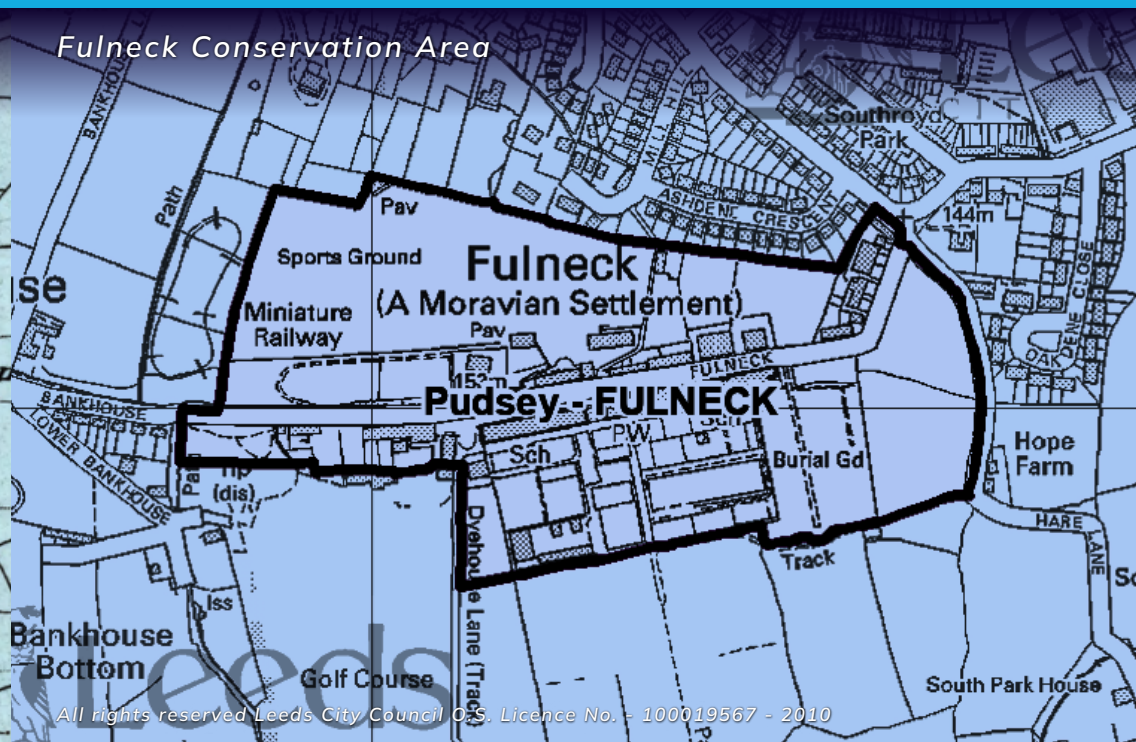
Further information including plans, floor areas and supporting technical documentation is available within the data room.



Science Block



DT Building



Planning & Heritage

The property lies within the Leeds Green Belt and the Fulneck Conservation Area, both of which contribute to the special character of the wider settlement.

The principal terrace is Grade I listed and therefore subject to statutory protection. Any works affecting its character will require Listed Building Consent and, where applicable, planning permission.

Whilst Green Belt and heritage designations necessitate a considered approach, national and local planning policy generally supports proposals which secure viable and sustainable long-term uses for heritage assets.

Detached buildings within the holding, although not separately listed, may be treated as curtilage listed and subject to the same statutory controls.

Interested parties are advised to undertake their own planning and heritage investigations and are encouraged to engage with Leeds City Council at an early stage.



Tenure

Freehold.

Title documentation and a summary of title are provided within the data room. Interested parties should rely on their own legal investigations.

Method of Sale

Offers are invited for the freehold interest, either as a whole or in separate lots. Unconditional offers are preferred; however, conditional proposals will be considered where appropriately structured and supported.

Offers should clearly outline:

- Purchase price
- Funding position and proof of funds
- Conditions (if any)
- Proposed timescale to exchange and completion
- Outline proposals for the site

VAT, Cost & AML

VAT: VAT, if applicable, will be payable at the prevailing rate.

Costs: Each party will bear their own legal costs.

AML: In accordance with Anti-Money Laundering Regulations, the successful purchaser will be required to provide satisfactory identification and confirmation of funding.



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Viewings

All inspections are strictly by prior appointment with the sole selling agents.

Further Information & Data Room

A secure data room will be made available to genuinely interested parties. Interested parties should formally register their interest with the sole agents.

Disclaimer

Hilco Valuation Services gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Hilco Valuation Services has any authority to make any representation or warranty whatsoever in relation to this property. Hilco Valuation Services is the trading name of Hilco Appraisal Limited incorporated in England and Wales with registered number 04703331. Its registered office is 99 Gresham Street, London EC2V 7NG. Subject to contract.

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